

Local Development Framework Committee

Town Hall, Colchester
13 December 2010 at 6.00pm

The Local Development Framework Committee deals with the Council's responsibilities relating to the Local Development Framework.

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Local Development Framework Committee

To deal with the Council's responsibilities relating to the Local Development Framework.

**COLCHESTER BOROUGH COUNCIL
LOCAL DEVELOPMENT FRAMEWORK COMMITTEE
13 December 2010 at 6:00pm**

Members

Chairman : Councillor Colin Sykes.
Deputy Chairman : Councillor Martin Goss.
Councillors John Jowers, Kim Naish, Elizabeth Blundell,
Mark Cory, Beverly Davies, Christopher Garnett and
Henry Spyvee.

Substitute Members : All members of the Council who are not members of the
Planning Committee.

Agenda - Part A

(open to the public including the media)

Pages

1. Welcome and Announcements

(a) The Chairman to welcome members of the public and Councillors and to remind all speakers of the requirement for microphones to be used at all times.

(b) At the Chairman's discretion, to announce information on:

- action in the event of an emergency;
- mobile phones switched off or to silent;
- location of toilets;
- introduction of members of the meeting.

2. Substitutions

Members may arrange for a substitute councillor to attend a meeting on their behalf, subject to prior notice being given. The attendance of substitute councillors must be recorded.

3. Urgent Items

To announce any items not on the agenda which the Chairman has agreed to consider because they are urgent and to give reasons for the urgency.

4. Declarations of Interest

The Chairman to invite Councillors to declare individually any personal interests they may have in the items on the agenda.

If the personal interest arises because of a Councillor's membership of or position of control or management on:

- any body to which the Councillor has been appointed or nominated by the Council; or
- another public body

then the interest need only be declared if the Councillor intends to speak on that item.

If a Councillor declares a personal interest they must also consider whether they have a prejudicial interest. If they have a prejudicial interest they must leave the room for that item.

If a Councillor wishes to make representations on an item on which they have a prejudicial interest they may do so if members of the public are allowed to make representations. In such circumstances a Councillor must leave the room immediately once they have finished speaking.

An interest is considered to be prejudicial if a member of the public with knowledge of the relevant facts would reasonably regard it as so significant that it is likely to prejudice the Councillor's judgement of the public interest.

Councillors should consult paragraph 7 of the Meetings General Procedure Rules for further guidance.

5. Have Your Say!

(a) The Chairman to invite members of the public to indicate if they wish to speak or present a petition at this meeting – either on an item on the agenda or on a general matter not on this agenda. You should indicate your wish to speak at this point if your name has not been noted by Council staff.

(b) The Chairman to invite contributions from members of the public who wish to Have Your Say! on a general matter not on this agenda.

6. Minutes

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To confirm as a correct record the minutes of the meeting held on 29 September 2010.

7. Affordable Housing Supplementary Planning Document

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See report by the Head of Strategic Policy and Regeneration.

8. Annual Monitoring Report

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See report and updated information by the Head of Strategic Policy and Regeneration.

9. Revision of the Local Development Scheme 152 - 155

See report by the Head of Strategic Policy and Regeneration.

10. Essex and South Suffolk Shoreline Management Plan 156 - 223

See report by the Head of Strategic Policy and Regeneration.

11. West Bergholt Parish Plan 224 - 270

See report by the Head of Strategic Policy and Regeneration.

12. Cabinet Decision on Core Strategy and Update on Localism 271 - 276

See report by the Head of Strategic Policy and Regeneration.

13. Exclusion of the Public

In accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public, including the press, from the meeting so that any items containing exempt information (for example confidential personal, financial or legal advice), in Part B of this agenda (printed on yellow paper) can be decided. (Exempt information is defined in Section 100I and Schedule 12A of the Local Government Act 1972).

LOCAL DEVELOPMENT FRAMEWORK COMMITTEE

29 SEPTEMBER 2010

Present :- Councillor Colin Sykes (Chairman)
Councillors Elizabeth Blundell, Mark Cory,
Beverly Davies, Christopher Garnett, Martin Goss,
John Jowers, Kim Naish and Henry Spyvee

Also in Attendance :- Councillor Lyn Barton
Councillor Laura Sykes
Councillor Anne Turrell
Councillor Dennis Willetts

17. Minutes

Mrs Louisa White addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). She stated that her experience was that residents were not permitted to join in discussions on the content of Village Design Statements. She had asked Myland Parish Council if she could participate in the development of the Myland Design Statement on this agenda but had not been allowed to do so or to have access to any related documents. She wanted all Parish Council meetings to be open to the public.

Councillor Goss was of the opinion that the development of local documents should be resident led with guidance only from councillors and officers and in this respect the chairman of the Design Statement Group was independent of the Parish Council. He also stated that Mrs White would be invited to join the group for the development of the Parish Plan.

The minutes of the meeting held on 16 August 2010 were confirmed as a correct record subject to Councillor L. Sykes being recorded as having attended the meeting as an observer.

Councillor John Jowers (in respect of his membership of Essex County Council and role as Cabinet Portfolio Holder for Communities and Planning) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)

18. Development Policies Development Plan Document (DPD)

The Committee considered a report by the Head of Strategic Policy and Regeneration on the Development Policies DPD. An Independent Examination had taken place by the Planning Inspector who had submitted his binding report which was appended to the report by the Head of Strategic Policy and Regeneration. The Inspector had found that the Development Policies DPD was 'Sound' and his recommendation was that it be adopted in accordance with Section 23(3) of the Planning and Compulsory Purchase

Act 2004. The only changes recommended were those detailed in the Annex, a schedule of minor changes put forward by the Council in order to bring the document up to date factually, correcting minor errors, to add clarity or to improve consistency. This document was annexed to the Inspector's report and was circulated at the meeting to assist the Committee. Once adopted the Development Policies DPD would form part of the statutory development plan for the Borough and together with the Core Strategy and the Site Allocations DPD would replace the Local Plan. The Committee was requested to recommend to the Council that the Development Policies DPD be adopted.

Karen Syrett, Spatial Policy Manager, attended to assist the Committee in its deliberations. In her presentation she explained that this DPD would add detail to the Core Strategy and set local standards against which planning applications could be determined. She also referred to specific policy areas which had been changed from those in the Local Plan and to the Annex detailing the minor changes.

Some Committee members were disappointed that the Annex had not been made available in advance of the meeting because its late submission did not conform with this Council's standards of integrity and transparency, although it was acknowledged that the content of the Annex did not appear to have revealed any surprises. It was explained that the Annex document had not been included in the agenda papers because it had only been received in its current format a few days before this meeting. The document had been available on the website and was updated throughout the examination process but it appeared that some members had not been aware of this fact. The Committee were reminded that there would be an opportunity for councillors and the public to comment on the content of the Annex at the Council meeting but in any case the Inspector's Report and the Annex were both binding on the Council and could not be altered.

Members wished it to be recorded that the provision of these documents immediately prior to the Committee's meeting would not set a precedent for the future.

RECOMMENDED to the Council (ONE ABSTAINED from voting) that the Development Policies Development Plan Document be adopted by the Council as recommended by the Inspector in accordance with Section 23(3) of the Planning and Compulsory Purchase Act 2004.

RESOLVED (ONE ABSTAINED from voting) that the Spatial Policy Manager be authorised to deal with all the necessary adoption documentation and other consequential matters in accordance with the appropriate Regulations.

Councillor Elizabeth Blundell (in respect of her membership of Marks Tey Parish Council) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)

Councillor John Jowers (in respect of his membership of Essex County Council and role as Cabinet Portfolio Holder for Communities and Planning) declared a

personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)

Councillor Christopher Garnett (in respect of his membership of Langham Parish Council) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)

Councillor Martin Goss (in respect of his membership of Myland Parish Council) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)

Councillor Colin Sykes (in respect of his membership of Stanway Parish Council) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)

19. Site Allocations Development Plan Document (DPD)

The Committee considered a report by the Head of Strategic Policy and Regeneration on the Site Allocations DPD. An Independent Examination had taken place by the Planning Inspector who had submitted his binding report which was appended to the report by the Head of Strategic Policy and Regeneration. Subject to four binding changes needed to meet the statutory requirements as set out in Annex 1 of the Inspector's report, the Inspector had found that the Site Allocations DPD was 'Sound' and his recommendation was that it be adopted in accordance with Section 23(3) of the Planning and Compulsory Purchase Act 2004. A schedule of minor changes put forward by the Council in order to bring the document up to date factually, correcting minor errors, to add clarity or to improve consistency was set out in Annex 2 to the Inspector's report and was circulated at the meeting to assist the Committee. Once adopted the Site Allocations DPD would form part of the statutory development plan for the Borough and together with the Core Strategy and the Development Policies DPD would replace the Local Plan. The Committee was requested to recommend to the Council that the Site Allocations DPD be adopted.

Karen Syrett, Spatial Policy Manager, attended to assist the Committee in its deliberations. She expanded further upon the four binding changes made by the Inspector and commented on other significant parts of the Inspector's report where he had supported the Council's approach including the safeguarding of existing open space, the retention of the local employment zone on Mersea waterfront and the approach to allocations in Langham. The Inspector concluded that in terms of the North Growth Area, the Site Allocations DPD was in accord with the Core Strategy, and there was no basis for reducing the amount of development or delaying its delivery. In paragraphs 2.40 and 2.41 of the Inspector's report, he confirmed that an Area Action Plan for the North Growth Area was unnecessary and further that he did not believe the land allocated as open space within the Local Plan and now forming part of the North Growth Area Urban Extension was ever realistically going to be delivered given that the land was in private ownership.

Catherine Clouston addressed the Committee pursuant to the provisions of Meetings

General Procedure Rule 5(3). She found it very difficult to use public transport, apart from trips into the town centre, because the available public transport was inadequate to meet her travel needs. She recognised that this resulted in her being part of the congestion problems, particularly during the peak times. She considered that if 4,000 new homes were to be built in North Colchester by 2021 the congestion would increase significantly. People may wish to use public transport but it may not be a viable option.

David Clouston addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). The Site Allocations DPD was sound within the Inspector's terms of reference and the Committee would recommend adoption to the Council. However, from a qualitative point of view he considered the report to be ingenuous. The Inspector did not appear to have taken suggestions made by Myland Parish Council into account. He considered that the Inspector had too willingly favoured expediency over justice in his Inspector Change No. 2, that housing on greenfield sites could be brought forward ahead of brownfield sites but noted that the Inspector had not removed the phasing element altogether. Bringing greenfield sites forward would put more pressure on the next stage of the process.

In response to Mrs Clouston, the Spatial Policy Manager referred to the Inspector's comment on transport issues in paragraph 2.44 of his report concerning the evidence base, part of which is in the Core Strategy but more recent evidence was also included. The Council continued to develop the evidence base, in partnership with Essex County Council, with ongoing modelling work. In response to Mr Clouston, she confirmed that some of Myland Parish Council's comments had been incorporated by the Inspector.

The Chairman drew the Committee's attention to the background papers circulated at the meeting and to a letter, also circulated, from Myland Parish Council which contained a request for a statement to be included in both DPD documents on this agenda. This request could not be met because there was no ability for the Council to change either document.

At the Chairman's request the Spatial Policy Manager confirmed that legal advice had confirmed that failure to adopt the Site Allocations DPD would be unwise and the Council would need to have a strong justification for such action which could lead to a Judicial Review. The Inspector's report is a material consideration from the time it is published. In addition where a local planning authority fails to prepare a document in accordance with the provisions of the Act, the Secretary of State may use default powers "to prepare, revise or approve" such a document.

Councillor Turrell, Leader of the Council, attended and, with the consent of the Chairman, addressed the Committee. She was also concerned at the Inspector's Change No. 2 which appeared to be making it easier for greenfield sites to be developed ahead of brownfield sites on the basis of the need to ensure the delivery of housing. In response, the Spatial Policy Manager referred to the Council's barrister taking the view that the Inspector was seeking to ensure flexibility which was a requirement of the system. She also referred to the Annual Monitoring Report which provided information on housing completions. There was no basis for reducing the amount of development or delaying its delivery.

Some members of the Committee did not entirely support all the comments made by the Inspector but there was an understanding of his rationale. Having heard the public representations and having first hand and daily experience of the congestion in the town, other members of the Committee felt unable to support the Site Allocations DPD. There was some concern about flexibility being provided by permitting greenfield sites to be developed in advance of brownfield sites, although the document did not permit that to occur if there was a reliance on infrastructure being provided through another site which had not been developed. There were concerns about insufficient affordable housing being provided particularly on brownfield sites which were expensive to develop and often the affordable housing element was reduced or lost. Open space should be provided on the site where the housing is built, not allocated to existing large tracts of open space which had been the case on some developments.

The Committee acknowledged the likelihood of the Core Strategy being reviewed in 2012 and there was also the possibility of the Site Allocations DPD being reviewed at the same time because the two documents were closely linked. It was considered possible but not probable that such a review may lead to some of the sites being put back or removed, although if some development was removed it may be necessary to replace the allocation elsewhere in the borough. The majority of the contentious sites were not due to come on stream until 2016. It was noted that the document had been open to debate at the Examination stage and that if the Council did not adopt the document it may lead to unwelcomed development.

RECOMMENDED to the Council (TWO voted AGAINST and ONE ABSTAINED from voting) that the Site Allocations Development Plan Document be adopted by the Council as recommended by the Inspector in accordance with Section 23(3) of the Planning and Compulsory Purchase Act 2004.

RESOLVED (TWO voted AGAINST and ONE ABSTAINED from voting) that the Spatial Policy Manager be authorised to deal with all the necessary adoption documentation and other consequential matters in accordance with the appropriate Regulations.

Councillor John Jowers (in respect of his membership of Essex County Council and his former role as a member of the East of England Regional Planning Panel) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)

20. Regional Spatial Strategy (RSS) Policies

The Committee considered a report by the Head of Strategic Policy and Regeneration on the impact of the revocation of the RSS in terms of the policies which had applied to Colchester up until the revocation. The report set out the regional policies and targets that were most relevant to spatial planning in Colchester and an appendix to the report commented on the need for additional local policy or guidance in respect of each

revoked regional policy. The report identified a few possible gaps and referred particularly to the need to employ joint working with other authorities on the overall strategy, economic development, housing, transport and the environment. The Committee was requested to note the issues where there was now a policy gap and to agree that additional local policies or guidance should be developed to fill any such policy gaps.

Karen Syrett, Spatial Policy Manager, attended to assist the Committee in its deliberations. Her report concluded that no immediate action was necessary, especially in view of the prospect of a revised national planning framework and a Transport White Paper expected to be published next year. She provided clarification on whether a policy on renewable energy and sustainability was in prospect and also on the revoked RSS policy E5, Regional structure of town centres. A member of the Committee referred to the need for partnership working with other authorities on matters such as gypsy and traveller sites, and also that the Marine Planning Bill gave terrestrial planning powers to the waterfront.

RESOLVED (UNANIMOUSLY) that –

- (a) The RSS policies which previously applied to Colchester be noted together with any potential gaps in Colchester's Development Plan as a result of the revocation of the RSS.
- (b) Where appropriate additional local policies or guidance be developed and joint working with other local authorities and partners be undertaken in order to fill any such policy gaps.

21. Planning Policies and the Provision of Open Space in New Developments

The Head of Strategic Policy and Regeneration submitted a report following the request of the Committee in response to concerns expressed by local residents in Mile End. The concerns were about the requirement to provide open space as part of new developments which, for some developments, had been provided off site, particularly towards the extension of High Woods Country Park. The Committee were invited to note the current and emerging policy framework in respect of open space provision and if it wished it could request that further work be undertaken to update the policies through the production of a Single Issue Development Plan Document.

Karen Syrett, Spatial Policy Manager, attended to assist the Committee in its deliberations.

Patrick Mills, Myland Parish Council, addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He reiterated his previous request for an end to the practice of reducing the open space required within a residential development on the basis of open space being provided elsewhere. He considered the matter was not only of great importance to Mile End but was also relevant to the whole borough. He wanted a clear policy to put an end to the practice. He considered the report presented to the Committee did not address his request but

instead referred to the past, neither did it address the powers of the Planning Committee.

Councillor Turrell, Leader of the Council and Mile End Ward councillor, attended and, with the consent of the Chairman, addressed the Committee. She commented on the Council's policies in respect of the provision of open space but was aware that developers often refer to existing open space close to their site which is given as a reason for the development to be allowed without the required open space. She considered it important for councillors to have an input and be involved in decisions about planning gain before the application was determined. She was concerned that currently there was nowhere in the process for this to occur. She believed that the public perceived this as a process issue which was within the remit of this Committee.

Members of the Committee were supportive of the policy requiring 10% of a development to be provided within the site and considered that this was the outcome desired, but were aware that during negotiations officers may, for good reasons, apply some discretion in the application of the policy. Some members agreed with Councillor Turrell that councillors should be more involved in the negotiation process alongside planning officers.

The Spatial Policy Manager referred to the imminent replacement of the Local Plan and the two Development Plan Documents containing policies for open space provision which covered the issue succinctly. She did not see a need to provide any additional policy, which would itself need to be subjected to consultation and examination. She agreed that the policy was clear and if it was not adhered to it was the responsibility of the Planning Committee. She had set in motion possible ways of achieving that so that reports on each agenda item made reference to how and where open space was provided. She confirmed that she had addressed Mr Mills' points regarding Turner Rise and High Woods Country Park in her report, and also confirmed that there were adequate measures in place to monitor open space provision at the local level and annually.

RESOLVED (UNANIMOUSLY) that the current and emerging policy framework in respect of open space provided as part of new developments be noted.

Councillor Beverly Davies (in respect of her role in managing the Community Initiatives Fund) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)

Councillor John Jowers (in respect of his membership of Essex County Council and role as Cabinet Portfolio Holder for Communities and Planning, the inclusion of the Community Initiatives Fund within his Portfolio and his membership of the East Essex Area Forum) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)

Councillor Martin Goss (in respect of his membership of Myland Parish Council and involvement in the development of the Design Statement) declared a personal

interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)

22. Planning Guidance Note // Myland Design Statement

The Committee considered a report by the Head of Strategic Policy and Regeneration together with a final draft of the Myland Design Statement. The Committee were requested to agree the adoption of Myland Design Statement as a Planning Guidance Note. Once adopted the document would complement the suite of planning policies and guidance that make up the Local Development Framework.

Beverley McClean, Coast and Countryside Planner, attended to assist the Committee in its deliberations. She explained that the document had been produced by the community for the community and consultation had been undertaken at a variety of venues and occasions where local residents had taken the opportunity to influence the content of the report. Development Control had also had an opportunity to influence the content of the document and the changes they had suggested had been taken in an open meeting and integrated into the document. This document would also feed into the development of the supplementary planning document being developed for Mile End. This was a method of delivering the localism agenda.

Patrick Mills addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). None of the four residents who had been on the Myland Design Statement Committee were able to attend this meeting. The process has been ongoing since 2008 and has been painstaking and rigorous. He had been a junior member of the team and he believed they had produced a very good result which he commended to the Committee.

Members of the Committee commented that village design statements and parish plans were powerful tools and as such were very useful. They considered that the document bore all the hallmarks of community input and contained their aspirations. It was hoped that they could be achieved.

RESOLVED (ONE ABSTAINED from voting) that the Myland Design Statement be adopted as a Planning Guidance Note.

23. Spatial Policy Team

The Chairman, Councillor C. Sykes, made the following statement:

The Inspector has made comments about the professionalism and support of our Spatial Policy Team and it was only right for the Committee to thank Karen Syrett and her team for the work they have put into the two Development Plan Documents.

On behalf of their Groups, the Group Spokespersons, Councillors Jowers and Naish, both endorsed the Chairman's comments regarding the Spatial Policy Team.



Local Development Framework Committee

Item
7

13 December 2010

Report of	Head of Strategic Policy and Regeneration	Author	Mark Edgerley 01206 282476 Karen Syrett 01206 506477
Title	Affordable Housing Supplementary Planning Document		
Wards affected	All		

The Local Development Framework Committee is asked to agree the content of the emerging Affordable Housing Supplementary Planning Document.

1. Decision(s) Required

- 1.1 The Local Development Framework Committee is asked to note the content of the draft Affordable Housing Supplementary Planning Document (SPD) which will add clarity to Core Strategy Policy H4. Further detail will be added following publication of the Government's intention to review Affordable Housing tenure and rents.

2. Reasons for Decision(s)

- 2.1 Supplementary Planning Documents add detail to policies already contained within the Local Development Framework and bridge the gap between the strategic planning documents and planning applications. The guidance contained within Supplementary Planning Documents can be site specific, it can relate to a wide geographical area or it can relate to particular subjects. It is important that developers are provided with good quality relevant information prior to submitting a planning application. It is also important that Council Officers and Members have detailed advice to assist in the decision making process.
- 2.2 The Affordable Housing SPD is intended to supplement Core Strategy Policy H4 by providing detailed guidance. The supplementary guidance document has been prepared as a joint exercise between officers in Planning Policy, Development Management, Estates and Strategic Housing. The adoption of this guidance will help officers deliver on Council's priorities.
- 2.3 It was intended to propose the adoption of the SPD at this meeting but emerging government advice on affordable housing is expected to be published in November and December and adopted by April 2011. It is therefore appropriate to defer adoption until there is more certainty on the national policy framework.
- 2.4 The report is intended to clarify that the Council will be implementing the Affordable Housing policy in its entirety as soon as national policy is understood. This will include financial contributions on below threshold sites.

3. Alternative Options

- 3.1 The Council could decide not to progress the Supplementary Planning Document and rely solely on the existing Core Strategy Policy. Although the policy has been adopted since 2008 the Council has chosen to date not to implement that part of the policy relating to small sites under the thresholds.
- 3.2 The intention of the SPD is to add detail to the policy in a number of areas including how financial contributions will be calculated on small sites, when off site provision may be acceptable and how rural exception sites are provided. Choosing not to progress the Supplementary Planning Document through to adoption will result in the Council failing to provide detail and clarity.
- 3.3 The statutory requirements have been met with regards to public consultation on the Affordable Housing SPD and comments received are helping shape the final version. However, the Council could decide to undertake further consultation on the focused changes that have arisen since the previous consultation period in 2009.

4. Supporting Information

- 4.1 Since the 1990's, government policy has regarded the need for affordable housing as a material consideration for planning authorities when considering applications for residential development. Current Government Guidance is contained within Circular 05/05 and Planning Policy Statement 3 (Housing). The guidance states that local authorities should plan to meet the housing requirements of the whole community, including those in need of affordable and special needs housing. This requirement was incorporated within the adopted Local Plan March 2004 and superseded by the adoption of the Core Strategy in December 2008.
- 4.2 Over the years, the scope of planning gain has increased dramatically. There are many competing demands made of the available funding, of which affordable housing is just one. The SPD is intended to assist developers and house builders by expanding on the policy and supporting text included in the Core Strategy. This will reduce uncertainty and make clear what is likely to be acceptable and what is unacceptable. The planning process should be made more efficient as a result.
- 4.3 The current Circular states, as per the guidance in PPS3, that Local Development Frameworks should identify the need for affordable housing and should set site-size thresholds above which the provision of a specified proportion of affordable housing would be expected. The presumption is that the affordable housing elements of residential or mixed-use developments with a residential component required by local policies on mixed communities and provided through planning obligations should be provided in-kind and on-site. However, where it can be robustly justified, off-site provision or a financial contribution in lieu of on-site provision (of broadly equivalent value) may be accepted as long as the agreed approach contributes to the creation of mixed communities in the local authority area. More detailed policies applying the principles set out in the Development Plan Document (e.g. the likely quantum of contributions) ought to be included in Supplementary Planning Documents. These more detailed policies might include matrices for predicting the size and types of obligations likely to be sought.

- 4.4 The Circular also states that formulae and standard charges are quantitative indications of the level of contribution likely to be sought by a local planning authority, through a planning obligation, towards the provision of infrastructure that is necessitated by a new development. Local authorities are encouraged to employ formulae and standard charges where appropriate, as part of their framework for negotiating and securing planning obligations. These can help speed up negotiations, and ensure predictability, by indicating the likely size and type of some contributions in advance. They can also promote transparency by making indicative figures public and assist in accountability in the spending of monies.
- 4.5 It is for local planning authorities to decide which matters, if any, to address through standard charges and formulae. The publication of information about standard charges should include information about any charges to be applied for preparing and completing the planning obligation agreement itself. Standard charges and formulae applied to each development should reflect the actual impacts of the development or a proportionate contribution to an affordable housing element and should comply with the general tests in the Circular on the scope of obligations. Their main purpose is to give greater certainty to developers and increase the speed of negotiations. Standard charges and formulae should not be applied in blanket form regardless of actual impacts, but there needs to be a consistent approach to their application. Whether local authorities seek a standard charge will depend upon the nature of the proposed development.
- 4.6 In accordance with the national framework outlined above, the Council included an affordable housing policy within the Core Strategy. This increased the percentage of affordable housing that would be sought and lowered the thresholds from those adopted in the 2004 Local Plan. The Core Strategy, which was adopted in 2008, also set out that below the thresholds a financial contribution would be sought from all developments. This has been adopted Council policy since December 2008.
- 4.7 A draft Supplementary Planning Document was prepared in 2009 to add detail to Core Strategy policy. This was subject to a four week public consultation in April 2009 and attracted a number of responses. A table summarising these comments alongside the Council's response is included within Appendix 3 of this report. These comments have been taken into account and incorporated into the SPD where appropriate. One issue concerned the method for calculating financial contributions for below threshold developments and the fact that it was deemed to be complicated and would have a negative impact on the determination of planning applications. Officers have therefore sought to address this issue in the revised draft and the time taken has reflected not only the complexity of the issue, the current downturn in the housing market but also the Haven Gateway purchase of the 3-Dragons Toolkit which is used for testing viability.
- 4.8 In recent weeks the Council has received a number of standard letters from developers/agents about the SPD. A copy of the letter and list of respondents is attached in Appendix 2, along with the number of dwellings each has included in the Housing Trajectory (sites to be delivered over the next 15 years.) In total the respondents have sites for approximately 83 units which equates to 0.8% of the 10,313 units still to be delivered by 2023. Nationally and locally there has been a move against what is known as 'garden grabbing' and the Council is therefore expecting fewer of these small sites to come forward in the future. None of the respondents, including those that are notified as standard because they are on the LDF database, have commented during the 5 consultations on the policy in the Core Strategy or during the formal consultation period on the SPD. We have however listened to the concerns raised.

- 4.6 It was intended to finalise the SPD and recommend it for adoption by this Committee. However, recent Government announcements have indicated that a new tenure called Affordable Rent will be introduced and further details will be announced shortly (Grant Shapps, Minister of State for Communities and Local Government, 20 October 2010.) The implications of this could be significant and therefore it is intended to wait until there is more certainty about the reforms before proceeding with the SPD. This will also allow further scrutiny of the financial contributions.

5. Proposals

- 5.1 The draft Affordable Housing SPD outlines the Council's position with regards to the scenarios and types of development where affordable housing will be required and how the Council expects this to be delivered across the Borough. On sites which are below the thresholds outlined in Core Strategy Policy H4 the SPD will provide detail on the level of contribution required per unit. Although the policy has been in place for 2 years the part relating to below threshold sites has not been implemented which has resulted in many smaller schemes providing no contribution towards affordable housing.
- 5.2 The financial viability of sites is becoming an increasing concern in light of the recent recession and a fall in the housing market across the country. Although the Council is required by national policy to have regard to viability and this is reflected in Policy H4, the message does not seem to have been adequately communicated. Although the Circular expects a financial contribution in lieu of on-site provision to be 'of broadly equivalent value' to on site provision, it is recognised that at the current time and particularly on small sites, this would not be viable. To establish a level for below threshold contributions, the Council is investigating both a standard formula approach and the use of a commonly accepted housing viability model developed by Three Dragons. In either case, however, there are difficulties in ensuring consistency, fairness, and simplicity given the tight margins of smaller schemes. Given the complexities of assessing an equitable formula and the current policy gap at national level, the Council is accordingly delaying the implementation of the below threshold requirement. The figures used as examples in the 2009 consultation draft should be disregarded.
- 5.3 It is proposed to continue working on the draft SPD (which is attached as Appendix 1) to reflect government reforms to affordable housing, which may impact positively on the viability of schemes. It is therefore anticipated that a report recommending adoption will follow in early 2011. It is not considered necessary to carry out further consultation because the main content of the document has not changed even though the format has. The main change will be the financial contribution required which will be reduced from that set out in the examples used in the consultation draft of the SPD. It is recognised that upfront payment can cause financial difficulties and therefore consideration will also be given to the timing of payments.

6. Strategic Plan References

- 6.1 Homes for All is one of the nine priority areas for action identified in the Strategic Plan. The proposals set out in the Affordable Housing Supplementary Planning Document will help achieve this strategic priority.

7. Consultation

- 7.1 Public consultation was undertaken in April 2009 in line with the Planning and Compulsory Purchase Act 2004 regulations and the Council's own Statement of Community Involvement which outlines the methods and means of consultation it will go through as part of the SPD adoption process.
- 7.2 The affordable housing policy has already been subject to comprehensive consultation as part of the preparation, examination and adoption of the Core Strategy.

8. Publicity Considerations

- 8.1 The SPD has attracted some publicity and publication will help clarify the Council's position.

9. Financial implications

- 9.1 Costs for printing are provided for within existing budgets.

10. Equality, Diversity and Human Rights Implications

- 10.1 An Equalities Impact Assessment of the Local Development Framework has been prepared to ensure that the actions set out are not discriminatory and meet the Council's public duty to promote equality and inclusion.

11. Human Rights Implications

- 11.1 Such implications are considered through the process of preparing SPD.

12. Community Safety Implications

- 12.1 One of the key objectives for the planning of new housing is to create quality, sustainable places where people feel secure. To achieve this, emphasis must be placed on design and the need to achieve higher standards. Designing for community safety is a central part of this.

13. Health and Safety Implications

- 13.1 None.

14. Risk Management Implications

- 14.1 The adoption of guidance notes and supplementary planning documents is intended to support adopted planning policies and increase the provision of affordable housing across the Borough. The publication of the documents reduces the risk of affordable housing not being provided as the SPD will provide the opportunity to clarify advice to landowners, developers, officers, Councillors and members of the public.

Appendix 1 Draft SPD

AFFORDABLE HOUSING SPD

Contents

1. Introduction
2. Policy Context and Evidence
3. Definition of Affordable Housing
4. Delivery of Affordable Housing
5. The Planning Process
6. Further Development of Policy Principles
7. Rural Exception Sites

Glossary of Terms

Appendix A - Sale of Intermediate Affordable Dwellings

Appendix B - Useful Contacts

Appendix C - Procedure for Use of 3-Dragons Toolkit with Developers

Section 1 Introduction

The purpose of this document

- 1.1 The planning policies adopted by Colchester Borough Council enable the Council to ask developers to provide affordable housing on site or make a financial contribution towards it. The purpose of this Supplementary Planning Document (SPD) is to give clear guidance on the Council's expectations for the provision of affordable housing and the process for delivering this.

The status of this document

- 1.2 This SPD has the status of a material consideration in the determination of planning applications, alongside other documents in the Local Development Framework (LDF).
- 1.3 The SPD does not contain any new policies, but provides detailed guidance to supplement the existing policies in the LDF. The SPD updates and replaces previous Supplementary Planning Guidance adopted by the Council in 2004.
- 1.4 The Council consulted on the draft document for a period of 4 weeks during May and June 2009, in accordance with Government guidance in the Town and Country Planning (Local Development) (England) Regulations 2004, Regulation 18, and the Council's Statement of Community Involvement. This final adopted version reflects the consultation responses received.

Sustainability

- 1.5 The Council published a Sustainability Appraisal (SA) Report alongside the consultation for the draft SPD in April 2009. The SA found that the delivery of affordable housing will increase as a result of the SPD, which will help to reduce levels of deprivation across the Borough. The SPD reduces uncertainty by clearly setting out what is required by Core Strategy policy H4 and the explanation for this. The SPD will contribute to social cohesion as it states that affordable housing will normally be required to be pepper potted around the site and that a range of affordable housing dwellings will be required on the site, which should match the proportions of different types of dwellings for the market housing. The SPD will also ensure that the quality of affordable housing dwellings will not be of an inferior standard to the market housing on site.

Section 2 Policy Context

National Guidance

This section currently outlines the national policy context for the provision of affordable housing as set out in Planning Policy Statement 3 Housing (2006) (PPS3) and its supporting document, Delivering Affordable Housing (2006).

The section will be updated to reflect Govt publication expected Nov. 2010

Local Guidance

- 2.5 The planning policy mechanism to secure affordable housing is framed by Policy H4 (Affordable Housing) within the Core Strategy, which was adopted by the Council in December 2008. The policy states;

The Borough Council is committed to improving housing affordability in Colchester. The Council will be seeking to secure 35% of new dwellings (including conversions) to be provided as affordable housing (normally on site), as follows:

- *In Colchester Town and Stanway, Tiptree, Wivenhoe and West Mersea, affordable housing will be required on housing developments for 10 or more dwellings*
- *In the other villages, affordable housing will be required on housing developments for 3 or more dwellings*
- *An equivalent financial contribution will also be sought for developments below these thresholds*

In exceptional circumstances, where high development costs undermine the viability of housing delivery on brownfield sites, developers will be expected to demonstrate an alternative affordable housing provision.

Affordable housing development in the villages of rural Colchester Borough will be supported on rural exception sites contiguous with village settlement boundaries, provided a local need is demonstrated by the Parish Council on behalf of their residents.

The Council will require developments to integrate affordable housing and market housing, with a consistent standard of quality design and public spaces, to create mixed and sustainable communities.

Evidence Base

- 2.10 In April 2008 the Braintree, Chelmsford and Colchester Housing Market Partnership agreed the report of the Strategic Housing Market Partnership as a robust statement of housing market conditions and an assessment of the need for affordable housing by district. The report, known as a Strategic Market Housing Assessment (SHMA) met the requirements of PPS3 and the SHMA practice guidance. It is updated on a regular basis (the latest update was published in 2010)
- 2.11 The SHMA forms the main Evidence Base for the Council's assessment of affordable housing provision. The SHMA identified an overall level of need of 1,082 affordable dwellings per year and suggested that the affordable housing need in the borough was above the regional average. This is very high given the total housing provision set out in the Core Strategy is only 830 dwellings per year. It could theoretically have justified a target of 45% for affordable housing. The Affordable Housing Site Viability Study suggested however that such a target would raise issues of viability on many sites.
- 2.12 The Council considers that an overall target to seek 35% maintains the balance between housing need and viability.
- 2.13 The Affordable Housing Site Viability Study also found there was scope for lowering the threshold further for sites outside of the main urban area of Colchester. Evidence produced to support the Core Strategy demonstrated that very few large sites came forward in the villages from 2003-2007; 198 planning permissions in the villages yielding 324 dwellings, with only 2 schemes of over 15 units. This means that without a very low threshold it is unlikely that any affordable housing will come forward through the section 106 planning obligation regime in the villages.
- 2.14 The Inspector's Report on the Examination into the Core Strategy DPD considered these thresholds struck a balance between the need for affordable housing and the desirability of encouraging sites to be developed.
- 2.15 The SHMA indicated that in theory, up to 21.8% of the affordable housing provision could be provided as intermediate affordable housing with the remaining 78.2% being provided as affordable rented housing. This is broadly in line with the 80:20 ratio (affordable rented: intermediate) within the Affordable Housing SPG adopted by the Council in 2004. It is considered that a continuation of this standard is appropriate.

- 2.16 In the past, many “intermediate” housing products (such as shared equity) have been provided above market rent levels and have not therefore been truly ‘affordable’. In order that it is available to a reasonable proportion of households in housing need (following HCA practise), the Council would not consider that intermediate housing is affordable unless it costs no more than 80% of the equivalent market housing entry costs (this calculation to be inclusive of any service charges). Market housing entry costs are defined as the lower of the equivalent housing costs for private (market) rented housing or home purchase housing costs shown in Table 1 in Appendix A (these figures to be monitored annually at least). Where types of tenure change in the future, the Council will expect the most appropriate housing products to be created in line with current government policy and market needs.
- 2.17 If the intermediate housing product proposed costs more than 80% of the equivalent market housing entry costs, it will not be considered as truly “affordable” and the Council will expect this component to revert to affordable rented housing.
- 2.18 The SHMA indicated a shortfall for all accommodation sizes with the greatest net need for 1-bedroom accommodation. However, despite a lower level of total need, the assessment estimates that the shortage relative to supply is greatest for 4-bedroom properties where only 11% of the need can be met. The Council consider this overall need is best met if the affordable housing provision proportionately reflects the mix of market units and has regard to the latest assessment of local market conditions and housing need and shortages relative to supply in determining the optimum affordable housing mix
- 2.19 Policy H3 in the Core Strategy emphasises that housing sites will need to secure a range of housing sizes and tenures in order to create inclusive and sustainable communities.
- 2.20 The SHMA and annual updates are available in full on the Councils website.

Section 3 Definition of Affordable Housing

This section currently contains extracts from PPS 3 defining affordable housing.

This will be replaced when new guidance is published (expected later this year)

Section 4 Delivery of Affordable Housing

Sites above the Thresholds

- 4.1 The Council will normally expect the provision of affordable housing above the Core Strategy policy thresholds to be provided on the proposed development site. The Council also expects that the provision of affordable housing should be provided without any form of public subsidy will not be dependent on any form of public subsidy.
- 4.2 However, it is recognised that delivering 35% can be a challenge particularly where development costs are abnormally high and could not have been reasonably foreseen. Developers should therefore factor prospective planning obligations and contributions as well as other predictable development costs into land price negotiations. The provision of affordable housing will have an impact on the value of land for residential development but this in isolation will not generally result in the development being uneconomic when

compared to existing use value. Nonetheless, on a minority of sites it may not be possible to achieve the level of affordable housing provision sought by the Core Strategy.

- 4.3 Where there are concerns about viability applicants are encouraged to consult with the Council at an early stage, to consider how any such constraints and barriers to delivery might be reduced. To depart from the expectation of a 35% affordable housing contribution, the applicant should demonstrate to the Council's satisfaction that the proposal will not be viable when put through the Three Dragons Model.
- 4.4 Colchester Borough Council in partnership with the Haven Gateway Partnership has invested in the Three Dragons Model to assist with the delivery of affordable housing across the sub-region. The model is the Council's preferred tool for calculating affordable housing contributions as well as the viability of developments across the Borough.
- 4.5 The Three Dragons model allows the user to test the economic implications of different types and amounts of planning obligation and, in particular, the amount and mix of affordable housing. It uses a residual development appraisal approach which is the industry accepted approach in valuation practice.
- 4.6 The model will require the developer to provide a detailed breakdown of the economics of residential development, including selling prices, build costs, other fees and costs, and profit margins, market value at date of purchase, alternative and existing land use values and any unforeseen costs. The Council will use the Three Dragons Model to assess the developer's contentions regarding the viability of the site to support the expected level of affordable housing provision.
- 4.7 In instances where the Council has accepted that a 35% affordable housing contribution results in a site not being viable, the Council will consider giving support for appropriate public subsidy bids in order to bring the affordable housing contribution up to a 35% level that is in line with the Council's requirements. The Council will also in appropriate circumstances support bids for public subsidy where a developer wishes to provide in excess of 35% affordable housing or provide 100% affordable rented tenure homes which would address the Council's priority tenure needs. In these circumstances, the mechanism that will allow the number of affordable units to be increased according to the levels of public subsidy available will be specified in the S106 Agreement.

Off Site Provision of Affordable Housing

- 4.9 In exceptional circumstances the Council may accept that on-site provision is not appropriate, for example where there is a proposal that includes a significant proportion of studio-flats or bed-sits, which do not meet affordable housing needs.
- 4.10 In these circumstances, the provision of affordable units elsewhere will only be acceptable where:
 - an alternative site or sites have been identified which would enable affordable housing provision that matches what would have been provided on the original site (excluding bedsits and studio flats) and is appropriate to the identified local housing needs to be met;
 - the alternative site(s) can deliver the off-site provision in an appropriate timescale and in an appropriate locality elsewhere within the Borough

- the off-site affordable housing provision is deliverable prior to the on-site market development being completed;
- the number of affordable units will reflect the benefit the applicant gains through using 100% of the site for market housing compared with 65% when on-site affordable housing is provided;
- the off-site provision will be in addition to the affordable housing that would normally have been required for the alternative site.

4.11 Where the Council accepts that affordable housing provision on-site cannot be provided (on an above threshold site) and the applicant cannot offer an alternative site that is acceptable to the Council, a financial contribution will be sought from the applicant.

Contributions on Below Threshold-Level Sites

4.13 Policy H4 in the Core Strategy states that an equivalent financial contribution (toward affordable housing) will be sought for developments below the thresholds. In view of the overwhelming need across the borough for affordable housing the Council consider it fair and equitable that all new housing proposals should contribute towards the provision of affordable units.

4.14 Economies of scale make provision on site less practical on smaller sites, as the unit costs of provision will be proportionally greater than on the larger sites. A financial contribution (towards the provision of affordable housing by others) is therefore sought on all below threshold-level sites. The contributions will be used toward funding the provision of affordable housing in the borough.

4.15 All contributions will be expected to accord with relevant national guidance, advice and legislation.

4.16 The calculation of the required financial contribution is variable and therefore adds a level of uncertainty for the developer during the planning application stage as well as uncertainty for the Council with regards to the delivery of affordable housing.

4.17 This section will include detail on level of charges

Section 5 The Planning Process

5.1 Prospective applicants are encouraged to discuss their proposals at the earliest possible stage, with the relevant planning case officer and the Affordable Housing Strategy and Solutions Officer at the Council (relevant details are provided in Appendix B) This allows the design and potential 'heads of terms' of the S106 Agreement to be factored into the formulation of the development proposals at an early stage. The Council expect that the ownership of the affordable housing units will be transferred to a Housing Association/Registered Social Landlord.

5.2 As part of the submission of a planning application on above threshold-level sites, the Council will expect an affordable housing statement. This should provide details of the number, mix and tenure of affordable homes and how this reflects overall mix, etc, along with the location of these units within the site. Outline applications should refer to the proportion of affordable units, specify how the mix and tenure will reflect that of the scheme as a whole and, express willingness to pepper pot across the site. The proposed heads of terms for the S106 Agreement will assist speed of decision-making especially if they have been established through the submission of a preliminary enquiry.

- 5.3 The Council will require a planning obligation (by way of a Section 106 Agreement/Undertaking) to cover the precise scale and scope of the form, delivery and management of the affordable housing in relation to the specific circumstances of the development. The Council will draw up the S106 Agreement and any related nomination agreement and the Council's legal costs related to these, will be payable by the developer on an indemnity basis on completion of the S106 Agreement.
- 5.4 Planning obligations, in relation to affordable housing, are likely to include (but not limited to):
- The number, size, tenure and siting of the affordable housing;
 - The phasing of the development;
 - Appropriate trigger points for the provision of affordable housing to an affordable housing provider, to ensure that it is provided in a timely manner in relation to the market housing and delivered in full before the market housing has been completed;
 - Eligibility and allocation restrictions on occupancy or disposal to meet local housing need;
 - Mechanisms for securing that the dwellings are used solely and exclusively for affordable provision in perpetuity as far as possible;
 - Compliance with public subsidy funding conditions when public subsidy is required;
 - Provision of a financial contribution where applicable.
- 5.5 Proposed variations to the terms of a completed S106 can only be agreed by a deed of variation. Requests to vary agreements should be made to the planning officer in the first instance. The full costs of the variation are payable by the applicant.
- 5.6 Where an application is received in outline form the appropriate contribution will be reserved through a planning obligation, so that it can be resolved when a detailed or reserved matters application is made, when the size of the development and the appropriate level of contribution will be known.
- 5.7 The Council uses standard templates for developer contributions on small development sites. The relevant templates will be available to download from the Council website, through the planning link. These templates are not suitable for the larger schemes (above the threshold levels referred to in Policy H4 of the Core Strategy), where affordable housing units are to be provided on site.
- 5.8 In addition to the provisions of this SPD, proposals for new housing will also be considered having regard to other relevant LDF policies, which include requirements for other appropriate planning contributions. Applicants are advised to seek preliminary advice from the Council where there is any doubt as to the policy considerations that will apply prior to formally submitting their planning applications, to ensure all relevant policies are addressed.

Section 6 Further Development of Policy Principles

Calculating the number of affordable houses in practice:

- 6.1 The number of dwellings to be provided as affordable housing in any one instance will be calculated by rounding down to the nearest whole number and in line with the 80:20

standard ratio outlined in the SHMA and paragraph 2.15 above; as shown in the following examples:

1. Total number of 4 houses to be provided (in one of the borough's villages) will require 1 affordable house ($4 \times 35/100 = 1.4$: round down to 1);
2. Total number of 5 houses to be provided (in one of the borough's villages) will require 1 affordable houses ($5 \times 35/100 = 1.75$: round down to 1);
3. Total number of 10 houses to be provided will require 4 affordable dwellings ($10 \times 35/100 = 3.5$: round down to 3).
4. Total number of 30 houses to be provided will require 11 affordable dwellings ($30 \times 35/100 = 10.5$: round down to 10).
5. Total number of 35 houses to be provided will require 12 affordable dwellings ($35 \times 35/100 = 12.25$: round down to 12).

Site densities:

- 6.2 Proposals that in the opinion of the Council seek to under-develop or split sites in order to avoid providing affordable housing on site will be refused planning permission.

Renewal applications:

- 6.3 On 1 October 2009 central Government introduced new provisions to enable an extension to the time limits for commencement of an extant planning permission granted before 1 October 2009. When applications are submitted in accordance with these provisions, the Council will not expect an increased provision to the original affordable housing requirements. This situation will be reviewed on a regular basis and maybe changed at any time to reflect changes at a national or local level.
- 6.4 When an application is submitted to increase the number of units for an extant planning permission, the Council will apply the latest affordable housing requirements only to the additional units proposed.
- 6.5 However, where the time limit for commencement of a planning permission has expired and a new application is submitted either for the same number of dwellings previously permitted or, to increase the number of dwellings, the current affordable housing requirement will apply to the site in its totality.

Design and Integration of Affordable Housing:

- 6.6 As part of a planning application, applicants will be expected to demonstrate how the affordable element will be realised within the overall development. In schemes over 15 units the affordable housing should be provided in more than one single parcel. Elsewhere the affordable housing mix on any site should normally be "peppercotted" throughout the scheme in groups, the size and location of which should be discussed and agreed with the Council. The affordable housing should be well designed.
- 6.7 The HCA has design standards additional to those required by policy and in order to receive HCA grant funding the affordable housing will need to be provided to these standards.)

Meeting Special Needs:

- 6.8 The Council has an ongoing need to provide wheelchair adapted homes and/ or other forms of supported affordable housing. In some instances the Council will wish to negotiate provision of this form of housing on sites it considers suitable, as part of Section 106 planning gain. In situations where this has a higher unit cost than that of other affordable units, the Council will consider supporting appropriate public subsidy bids. The developer is advised to seek the advice of the Council's Housing Development Officer in these instances.

Exceptions to Affordable Housing Policy:

- 6.9 Certain forms of residential accommodation will not be subject to the provision of affordable housing or a financial contribution towards it. These will include care homes, hostels, student housing, residential schools and colleges (where the accommodation is directly linked to educational facilities on site) and, military housing, provided that the proposed accommodation does not fall within Use Class C3 and, that a planning condition is to be imposed limiting the accommodation to these specific users. The provision of any of these forms of residential accommodation will not count towards the overall provision of affordable housing in the Borough.
- 6.10 Any self-contained Class C3 units provided as part of these proposals will be expected to comply with the affordable housing requirements in this SPD.
- 6.11 Replacement dwellings will not need to make provision, unless additional dwelling units are being created. If additional units are being created then the net gain of units will be expected to provide the relevant affordable housing contribution.
- 6.12 Extensions to existing dwellings will not need to make a contribution, unless a separate unit of accommodation with its own facilities is being created and, this is not for use by a dependant relative of the occupants of the main dwelling.
- 6.13 New dwellings may be created by the conversion of a building currently or last used as a non-residential unit; for example, an agricultural barn. In addition they may also be created where a change of use is made from any residential use with shared facilities (such as bed-sit accommodation, or a care home) to independent residential units with separate facilities. They may also be created when a private dwelling is converted into two or more flats. The policy will apply in these circumstances to any net increase in the number of units.

Section 7 Rural Exception Sites

- 7.1 Policy H4 in the Core Strategy supports the development of affordable housing development on "rural exception sites", where these sites are contiguous with or adjacent to existing village settlement boundaries, and address a local need that has been robustly demonstrated by way of a local housing needs survey and development is supported by the Parish Council on behalf of their residents.
- 7.2 The Rural Community Council for Essex, an independent charity, employs a Rural Housing Enabler who works with rural communities, providing independent advice and support, acting as a facilitator and helping them through the complicated process of providing affordable housing. The Rural Housing Enabler has the appropriate level of

expertise to carry out a Housing Needs Survey, that will establish how many people in the parish need housing and the most appropriate tenure, and which is needed to support a planning application for rural exception housing. Relevant contact details are provided in Appendix B.

- 7.3 Within rural exception sites, all of the development will be required to be for affordable housing purposes. It is also expected that the proposed dwellings will all remain permanently available to local people on low incomes who cannot afford market housing. There is no right to buy the property outright and householders within shared-ownership dwellings will only be able to staircase ownership up to a maximum of 80% of the overall equity of the property. The proponents of the scheme (developers/ landowners/ housing associations etc) will need to enter into a Section 106 Agreement with the Council to ensure they remain permanently available to local people on low incomes.
- 7.4 The dwellings will be allocated to persons with a local connection who are in need of an affordable dwelling and who are unable to obtain a property on the open market. The mechanism for allocating the dwellings will be specified in the S106 Agreement. Priority will be given to applicants on the Housing Need register who have expressed a preference (bid) through the Homechoice scheme for that property, who have lived in the Parish for 3 out of the last 5 years, or have a close relative within the Parish, or have permanent and full-time employment in the Parish (including those with an offer of employment). If no bids are forthcoming from those meeting these criteria within the Parish, the units would be offered next to persons in housing need within adjoining Parishes, and finally to whoever is most in housing need within the Borough of Colchester.
- 7.5 In order to ensure that the units remain permanently available as affordable housing, on each occasion that it is necessary to reallocate any of these units, the procedure for allocation will follow the same principles set out above.

Appendix 2 Recent letters

Standard letters have been received from the following;

Amberley Homes Ltd - 0
Ark Homes - 0
Barkley - 0
Cage Properties Ltd - 0
DCH Construction – 0
East Anglian Homes Limited - 10
Edificio Developments – 0
F R Harrington - 0
Hutton Timber Products - 0
KMC Management - 0
Lexden Restorations – 24
Mansfield Developments – 0
Mark Perkins – 0 (agent)
Northover Contracts Ltd – 0
River Colne Development Ltd – 0
Rose - 0
Rusden Limited - 0
Russell James Builders - 0

Southeast Development - 0
Steve Norman – 0 (agent)
Stroods Specialist Contractors - 0
T.N.H Properties Ltd - 0
Tambridge - 0
The Johnson Dennehy Planning Partnership – 0 (agent)
Thompson Holdings UK Ltd - 0
Thompson New Homes Ltd - 0
Vaughan & Blyth (construction) Ltd - 55
Wilkin & Sons Limited - 2
Willow Park Developments Ltd - 0
Woodman Properties - 2



Mrs K Syrett
Spatial Policy Manager
Colchester Borough Council
PO Box 889
Town Hall
Colchester
CO1 1FL

3rd November 2010

Dear Mrs Syrett

Affordable Housing Supplementary Planning Document (SPD)

I write with respect to the above document, to express my gravest concerns as a local developer/house builder, in relation to the pending adoption of this SPD.

It is understood that Officers intend to prepare a report to the LDF Committee meeting on the 13th December 2010, recommending that the Affordable Housing Supplementary Planning Document be adopted and its provision utilised in future planning decisions.

My concerns relate principally to Section 9 "Contributions on Below Threshold-Level Sites" of the SPD and the implications this will have on the delivery of viable, smaller scale residential development in the town. It is important that the Council fully recognise that the profit margin in small scale residential development is modest, which is further reduced in the current economic conditions. The additional burden of what will be substantial financial contribution, relative to the achievable profit on such schemes, will simply mean that development of this nature will all but cease in Colchester, jeopardising the livelihoods of all those who rely upon it.

Previous Consultation

It is acknowledged that the Council published a draft Affordable Housing SPD in April 2009 under regulation 17, and that the method of consultation undertaken, accords with the Council's adopted Statement of Community Involvement DPD (SCI). It is also recognised that representations were made to the SPD, however surprisingly none were specific to section 9 of the document.

The Officers could conclude from this that the Council has executed its duty and that those who were consulted are content with the requirement of Section 9. I must inform you that this is not the case; whilst no representations were received at that time, I am in touch with a number of developers, who are now fully aware of the implications of Section 9 and they are equally concerned by the financial implications it will bring have on their business. I anticipate that you will receive a number of similar letters in the near future.

It has been 17 months since the consultation closed on the SPD and the Council has been silent on any changes to the document. It is assumed that during this time, Officers have been making changes to the content. Presumably, given the time that has elapsed, the changes have been significant or it may be the case that the assumed costs and values used in the draft document have been adjusted on the advice of consultants. These adjustments are likely to be highly significant to the ability to deliver small scale housing in Colchester and need to be tested by those operating in the market, to establish whether they are appropriate to current and future local conditions.

For this reason, I feel very strongly that the Council should re-consult prior to adoption, to ensure that the latest data is appropriate. Whilst taking this additional step may not be in accordance with the procedures set out in the Council's SCI, I am aware of a significant number of independent developers and companies, who wish to be consulted on the final detail before adoption.

Planning Policy

It is understood that there is a need for more affordable housing in Colchester and that where appropriate, national policy requires contributions from development. It is also acknowledged that Policy H4 has been with us since the Core Strategy was adopted in 2008 and that provision is made within the policy to collect contributions from below threshold developments. However, there is also a need to balance the demand for affordable housing with the desirability of encouraging small, urban windfall sites to be developed and to maintain the livelihoods of those involved in that development. It is the companies and individuals who carry the commercial risks in bringing forward such sites who are best placed to judge what is and what is not commercially viable in Colchester. The latest figures and data used in arriving at the suggested contributions, needs to be considered by those who deliver housing in the town. With this collaboration, reasonable contributions are more likely to emerge; unrealistic requirements will only lead to site by site viability assessment, which is inefficient and unnecessarily costly. Whilst the SPD and H4 invite developers to make a case where they believe that their scheme will not be viable with a contribution, there has been no consultation as to which "viability toolkit" will be used.

Changes in Legislation Affecting S106 Planning Obligations

I am advised that the Community Infrastructure Levy Regulations 2010, which came into force on the 6th April, placed new limitations on the provision of Planning Obligations. The new legislation (Regulation 122) gives statutory force to three of the five tests of Circular O5/O5, these being that an obligation must be:

- a) necessary to make development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

Whilst I am sure that you will feel that the Council has a credible evidence base to meet these now legal tests, the SPD should make reference to the tests and detail how the charging mechanism complies with the regulations. Under these new provisions Planning Inspectors will want to know that contributions can be robustly justified by up to date information and precisely where the financial contribution will be spent. I understand that it is no longer acceptable to pool contributions, without an identified methodology, which details how and where the monies will be spent.

Summary

I am quite sure that you feel that the SPD has been prepared in accordance with the regulator and adopted policy. However, you are now aware that those who are most affected by Section of the SPD wish to have the opportunity to review the latest policy guidance and the values, data and assumptions that the Council is using.

Hopefully, you will agree that on this occasion, it would be appropriate to re-consult. However, you do not agree, then you will I'm sure acknowledge that you have a duty to advise the LD Committee Members of this letter and others like it.

Yours sincerely



Jonathan Frank (Director)

Appendix 3 Consultation Responses to Draft Affordable Housing SPD and CBC Response

	Respondent	Summary of Comments	CBC Response
1	Anglian Water	No comment	N/A
2	Cllr E Blundell	Pepperpotting should continue as leads to more harmonious relationships on site. Role of Rural Housing Enabler should be clarified (are there several trusts involved? Should Parish Council be arbiter for eligibility queries?). Criteria allowing support for public subsidy bids in viability cases should be emphasised. Methodology for below threshold contributions clear, but can they be modified when market conditions change? Relief for single dwellings should be emphasised as want residents to provide homes for themselves or other family members. Is mention of a 45% AH contribution necessary?	Noted. Section 6 amended to clarify role of Rural Enabler. Parish Councils/ elected members should not be arbiters over eligibility. These issues covered by allocations policy. Methodology for below threshold contributions to be re-examined. Relief for single dwellings contrary to CS; however annexes for dependent relatives would get relief.
3	Coal Authority	No comment	N/A
4	Colchester Institute	No comment	N/A
5	Dedham Village Design Statement Team	Should be pepperpotting. Support guidance for rural exception sites (emphasis on parishioners and close relatives). AH for 1 st time buyers/young/key workers adequately dealt with subject to retaining shared ownership as affordable when 1st buyer moves on; however, small developments to cater for the elderly should be catered for within the 35% to allow them to downsize and remain within the community: sections 8 and 9 should be adjusted accordingly.	Noted. Section 6 amended to clarify no right to buy in rural exception sites. The need for smaller homes to allow elderly residents to downsize within the community is recognised – however, existing house-owners would not ordinarily qualify for affordable housing, so an adjustment to AH requirements not appropriate.
6	Defence Estates	SPD should be amended so that provision of MOD housing is exempt from providing AH (as Service Families Accommodation and Single Living Accommodation is by definition affordable). Nor should MOD be required to make a financial contribution. Welcome recognition that decontamination may affect viability of brownfield sites.	New subsection 5.7 clarifies that residential accommodation outside Class C3 to be excluded from affordable housing contributions.
7	EEDA	No comment	N/A
8	East England Regional Assembly	SPD is in general conformity with the policies of the East of England Plan.	Noted
9	Environment	Higher densities will make it more difficult to incorporate SuDS	Issue not directly relevant to this SPD

10	Essex County Council	<p>Policy context could be improved by ref to EERHsg Strategy 2005-10/ Greater Haven Gateway Hsg Strategy 2006-10/ Colchester's SCI and Hsg Strategy. Evidence base should refer to Fordhams Site Viability Study as the 80:20 affordable rented: intermediate split reflects this rather than the SHMA. The SHMA refers to greatest need for 4-bedroom properties; however the SPD seeks a proportional split according to market provision. SPD should set out size and type of AH required in specific locations or confirm that this will be cited in Site Specific Allocation DPD. Recommend last sentence of 5.2 amended to read: 'development while meeting density requirements should not sacrifice long term sustainability and high quality design and build standards'. Recommend ref to the Essex Design Initiative in 5.5. In section 5.6, recommend: 100% of AH to Lifetime Homes Standard; 10% to facilitate wheelchair accessibility or easily adapted for wheelchair users; secure and covered space for mobility scooters cos of fire risk if parked indoors. In section 9, should clarify how the contribution will be applied if the developer seeks to reside on one of the new dwellings.</p>	<p>The policy context relates to all relevant strategies. The GHG Strategy is being rewritten currently. The 80:20 split relates to the 79:21 split identified in the SHMA not the Viability Study. The SHMA identified that just over 20% of affordable need could be met with intermediate products at the right price and up to 80% would need to be affordable rented in order to meet need. Wording of S5.2 amended. All affordable housing complies with the HCA building standards which are generally higher than the building regs - a specific percentage of all homes to meet wheelchair users need would be inflexible and may present viability problems. Currently we source specific properties for individual households and in the design and build stage would take account of fire risks. S9 amended so that it applies to all new dwellings other than annexes for dependent relatives.</p>
11	F Fergus	<p>Rural Exception Sites should not encroach upon wildlife or greenbelt land especially in smaller villages (such as Peldon) where there is limited infrastructure / transport to offer young families.</p>	<p>These sites by definition likely to be on greenfield. Each site will require a balanced appraisal between meeting need and satisfying ENV1 in the CS which gives protection to the countryside.</p>
12	N Harrison	<p>Pepperpotting should be encouraged to avoid 'ghettos'. Threshold for Wivenhoe should be set at 3 dwellings not 10, as no apparent sites for the latter.</p>	<p>Noted. Wivenhoe threshold already set by Policy H4 in the Core Strategy.</p>
13	Highways Agency	<p>No comment</p>	<p>N/A</p>
14	Iceni Homes (on behalf of Iceni Homes & Colne Housing Society)	<p>Section 5.5 generally supported, provided very small clusters not required: provision of supported housing alongside other tenures can be difficult – could the scope of the section 9 mechanism be widened to apply to such schemes; developments targeted at the high end of the market could place occupants of AH in fuel poverty; on larger strategic sites any lack of infrastructure or services could cause difficulties for occupants of AH; blocks of units are easier to manage and achieve cost efficiencies for the RSL's, especially for high density flatted schemes; difficult to deliver special needs units and bungalows whilst making up the numbers for the</p>	<p>S5.5 amended to allow single clusters on small sites where less than 15 dwellings in total to be provided; elsewhere the policy seeks to deliver mixed tenure sustainable communities - providing different types of housing within the same development is key to this. We would expect all homes to become more and more fuel efficient in line with already set out government policy in order to avoid the risk of fuel poverty and damage to the environment. There is still a need for larger family homes which would be expected to be of a similar standard to those provided for market sale.</p>

	<p>35%. Section 6 should be modified after the Taylor report; vendors to be offered nomination rights when they are local employers; strategic greenfield land should be released for AH if location more sustainable than brownfield; voices against development often outweigh those in favour of Rural Exception Sites – an up-to-date assessment of housing need for each of the rural wards and a housing action plan based on this would help. Section 8 is pragmatic: it may be worth considering taking serviced land rather than units on some sites, as would allow RSL's to design schemes targeted at specific housing needs; competition between RSL's can reduce AH nos. – on strategic sites, LA could undertake selection process to identify the preferred RSL, to be written into the S106. Section 9 is positive and entrepreneurial: however, may give rise to challenge and suggest that a valuer from the developer and the LA negotiate to provide a joint value. Could the mechanism in Section 9 be applied to larger sites where development has stalled due to economic climate, or where the mix and composition does not readily deliver AH (see text of response for details). Would welcome an additional section that gives flexibility and/or encouragement to an RSL providing 100% AH on marginal sites. Recent successful challenges to AH contained in s106 at Kent and Congleton due to diminished profit from lower sales values: to maintain nos. of AH the contractor to receive their full value by a combination of private finance and capital grant.</p>	<p>As stated in the policy viability would be a consideration in supporting the application for grant from the HCA as long as developers are willing to comply with the open book scrutiny process required to apply for grant on grounds of viability.</p> <p>To undertake a full Housing Needs Survey of every parish would be prohibitively expensive to conduct and update frequently enough in order to make it a meaningful useful tool. Instead The Rural Housing Enabler is supported by Colchester Borough Council and partners to deliver Housing Needs Assessments in partnership with Parish Councils for their area at a time which is relevant to likely development.</p> <p>Accepting serviced land rather than developed properties may be worth considering although a Value for Money Assessment would need to be considered and the implications for grant rate and build costs. Colchester BC would still expect developers to provide a relevant mix of land dependent on the mix of dwellings on the site overall.</p> <p>Where sites have been stalled due to the economic climate it is preferable to release this land and deliver units of affordable housing through the tools already employed by CBC and RSL partners rather than by accepted commuted sums on sites over the threshold. Any developer or Housing association with viability concerns should approach the council in the first instance. We welcome efforts to deliver as much affordable housing possible including increasing beyond the percentages of affordable housing set out in the SPD and elsewhere but feel that our ambitions to create mixed tenure sustainable communities is paramount to having single tenure sites. We also feel that should the identified need for supported housing schemes become apparent this will be explored with an evidence base for need and a consideration of funding opportunities but that these issues are not appropriate for inclusion in this policy.</p> <p>Noted. ECC Highways would be consulted on each application.</p>
15	Kelvedon Parish Council	Only concerns relate to developments in Tiptree and impacts on traffic and A12 access/egress.
16	M Livingstone	Threshold for provision of AH in urban area too onerous: should be set at 15 in line with PPS3.
17	Motorcycle Action Group	No comment

Threshold of 10 was considered sound for the Core Strategy.

N/A

18	Cllr G Oxford	Threshold of 10 units (section 4) in urban areas should be reduced to 3. Roads to be wide enough to cater for refuse and emergency vehicles and adequate off-road parking. Concern that developers leave AH till the end of schemes. Is there a list of RSL's providing custom built disabled accommodation besides Colne Housing? Provision of wheelchair accommodation is poor: can we require 2 such units between 2 and 4-beds on each site as part of the AH quota? Comments more pertinent to the Sustainability Appraisal relating to low nos. of AH relative to Housing Needs Register and provision of Travellers Sites.	Threshold of 10 has been adopted by Policy H4 in CS. Delivery times for AH/ trigger points now set out in S106 agreements. A specific requirement for wheelchair adapted homes on every site would be uneconomical and is unlikely to meet need effectively. Instead we take a targeted approach based on need rather than risk wheelchair standard adapted dwellings being left empty because they are not chosen by those with a housing need on the register. This has been successful at delivering the right kind of homes needed in sustainable locations and there is no evidence to suggest that delivery is poor compared to actual identified need.
19	D Palmer	Not clear who will own the AH when schemes complete; nor how necessary infrastructure and services, including open spaces and community facilities, will be funded.	Wording in Section 7 clarified - Housing Associations will normally take over AH; and additional sentence added to make clear that other policies/contributions appropriate to all housing proposals (e.g.DP1).
21	R Ratcliffe	Pepperpotting can cause problems due to type of occupancy. Further development in Tiptree will overload sewerage and water services.	Noted. Provision of appropriate infrastructure would be considered by the relevant Utility bodies (Anglian Water Services).
22	Cllr P Smith	Error in Section 4.2 of the Sustainability Appraisal: there are no wards in bottom 20% for deprivation, 3 in the bottom 40% according to the 2008 Colchester Health profile.	Noted. Sustainability Appraisal to be reviewed.
23	Tending DC	Pepperpotted clusters are a good idea. Might be value in providing standard s106 'heads of terms' as an appendix as RSL's have different approaches. Council will need to make resources available to Officers for viability negotiations. Further guidance on dealing with small sites forming part of a larger one would be helpful.	Noted. Council in negotiation to resource an economic appraisal tool.
24	Theatres Trust	No comment	N/A
25	English Heritage	The historic environment should be taken into account in planning such developments. EH has recently published guidance entitled " <i>Affordable Rural Housing and the Historic Environment</i> " covering successful delivery of housing schemes in small historic settlements.	Noted – Policy DP14 in the DPD deals with all development proposals that affect historic environment assets.

26	Mersea Homes	<p>75:25 affordable rented:intermediate split should be adopted as assists viability (or 78:22 as per the SHMA); Mix of units should be more flexible (S4). Means of calculating nos. of AH needs refinement; Quality of design is important, but requiring AH to match market housing increases expense of provision; Is their evidence that pepperpotting causes social issues? There can be good reasons for not pepperpotting (S5). Outline consents do not always give enough details to agree mix etc (S6). All schemes should be considered against a standard model (such as 3 Dragons) that can be made available to developers (S7). Calculations used to justify contributions for below threshold-level sites are difficult to understand –figs need to be reassessed and further sample cases run (using 3 Dragons model) before SPD is adopted; once a robust figure ascertained for present this should be adjusted according to the house price index; there should be a different effective cost for both intermediate and affordable rented types; consistent approach between rounding and using decimal point calculations; single plots should be subject to the same contribution: this appears to contravene the Core Strategy; contributions should be prior to first occupation so that first sales proceeds will cover such costs (S9).</p>	<p>20% is easier to calculate than 22% and past experience has shown that take-up of new build intermediate takes time - there is a more pressing need for affordable rented. Minor amendment to the wording of S4 on mix. Rounding principles are standard practice and easy to apply, whereas charging contributions for fractions entails more complicated financial input, including alternative formula – if rounding up introduces viability issue, developers can discuss. Matching quality relates to external residential environment rather than internal quality –wording to be amended to reflect this. Agreed that schemes of less than 15 units can provide the AH element in one cluster – policy as worded will allow flexibility, albeit objective is to achieve mixed sustainable communities. Wording amended with regard to requirements for outline applications, to reflect Validation Requirements. Methodology for below threshold contributions to be re-examined. Agreed single plots should be subject to same contribution – wording of Section9 amended.</p>
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Local Development Framework Committee

Item

8

13 December 2010

Report of	Head of Strategic Policy and Regeneration	Author	Laura Chase 01206 282473
Title	Annual Monitoring Report		
Wards affected	All		

The Local Development Framework Committee is asked to recommend the Annual Monitoring Report (AMR) to the Portfolio Holder for Planning and Sustainability to approve for submission to Government

1. Decision(s) Required

- 1.1 To agree to recommend the Annual Monitoring Report (AMR) to the Portfolio Holder for Planning and Sustainability for submission to Government.

2. Reasons for Decision(s)

- 2.1 Section 35 of the Planning and Compulsory Purchase Act requires that every local planning authority (LPA) should prepare and publicise an Annual Monitoring Report (AMR) containing information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in Local Development Documents (LDDs) and local plans are being achieved. Regulations state that the report must be produced within nine months of the end of the period covered by the report. The current report covers the period from 1 April 2009 to 31 March 2010. Additionally, Planning Policy Statement 3 (Housing) provides that Local Planning Authorities should monitor the supply of deliverable housing sites on an annual basis. (Para 60)

3. Alternative Options

- 3.1 There are no alternatives as the submission of the AMR is a statutory function.
- 3.2 In previous years, the AMR was approved through the Portfolio Holder report process as agreed by Cabinet at their meeting on 20th October 2004. To ensure better scrutiny and publicity the LDF Committee will consider the AMR and recommend that the Portfolio Holder approves the document and agrees submission to the Government.

4. Supporting Information

- 4.1 The Annual Monitoring Report (AMR) provides key information that helps the Borough Council and its partners establish what is happening now within Colchester Borough, what may happen in the future and compare these trends against existing planning policies and targets to determine if any action needs to be taken. The full report is available to view in Angel Court, on the council's website www.colchester.gov.uk and upon request to the Planning Policy team.
- 4.2 The uncertain status of regional strategies and certain delivery targets has not altered the nationally set requirements to monitor the progress of locally agreed planning objectives. The new Government's focus on localism has instead reinforced the

importance of ensuring that local policies are addressing locally identified targets and objectives.

- 4.3 The AMR accordingly sets out how it will update and amend components of the Local Development Framework (LDF) and other plans to reflect changing circumstances. The AMR also has a wider role in helping the Council and its partners monitor the success of the Sustainable Community Strategy, the Local Investment Plan, the Climate Change Action Plan and other plans, and can also be used by other agencies wishing to amend their plans and actions.
- 4.4 Colchester has been successful in transferring from the old Local Plan system to the Local Development Framework process established in 2004. It has now adopted a comprehensive set of documents to guide the development management process. This currently comprises the strategic policies in the Core Strategy adopted in December 2008 and the supporting Site Allocations and more detailed Development Policies adopted in October 2010. This year's AMR accordingly reflects an up-to-date policy framework, with time now needed to judge how the policies are working. The Council has agreed to review the Core Strategy in 2012 to ensure its policies remain appropriate in a changing political and economic context.
- 4.5 The AMR is divided into a number of Key Themes covering progress in meeting Local Development Framework policy aspirations across a variety of areas. Key findings include:
- The level of new planning applications remains at a low level, following the dramatic drop of the previous year. 1,311 planning applications were received in 2009-10, in comparison to 1,416 in 2008/09 and 2,015 in 2007/08.
 - House building has slowed down in recent years due to the recession but the Council is on course to achieve the target to allocate and build a minimum of 19,000 homes between 2001 and 2023 in accordance with the adopted Core Strategy. This is an average of 830 dwellings per year. Colchester has already delivered 8,687 new homes between 2001/02 and 2009/10 at an average rate of 965 dwellings per year. In 2008/09 there were outstanding permissions for over 6,082 (gross) additional homes. The Colchester Strategic Housing Land Availability Assessment also identified additional capacity within developed areas to accommodate the required housing and shows a 15 year supply of housing land.
 - The housing trajectory included in this report shows that 518 additional homes were built between 1 April 2009 and 31 March 2010. This is a reduction of 50% in just one year. A number of sites have stalled due to viability concerns. It is still anticipated, however, that overall targets can be met given the high rates of delivery early in the plan period and the expectation that delivery will rise to meet suppressed demand later in the plan period.
 - 156 units of affordable housing were completed between April 2009 and March 2010, or 30.1% of all units. This result reflects the Council's success in bringing affordable housing projects forward in a difficult economic climate, including seeking and supporting grant funding where larger sites have stalled.
 - Approximately 65% of new and converted dwellings were on previously developed land, which is lower than previous years reflecting the delivery of several larger greenfield schemes. It remains above the benchmark target of 60% in national guidance (PPS3).

- The LDF provides for the identification of appropriate sites to meet the needs of gypsies/travellers and travelling showpeople. The Site Allocations DPD and accompanying Proposals Map includes allocations for 30 pitches for gypsies and travellers.
- Employment land is being provided in suitable locations within the Borough to meet Core Strategy targets. The delivery of additional employment and retail developments are however dependent on external factors unrelated to planning such as market interest and the overall state of the economy. The current year's significant increase in commercial floorspace over the previous years balance of 70,187 sqm in part reflects completion of projects within the Garrison Regeneration Area. The effects of the economic downturn can be seen in a nil return for new commercial development in the Town Centre. The commercial property market for existing Town Centre property is, however, buoyant and vacancy rates were 8% in October 2010 (source: Colchester Retail Business Association CORBA) which is below national averages of approximately 12-13%.
- The challenging issue of transportation is being tackled through a number of approaches including new transport infrastructure (i.e. the new A12 junction under construction and improved cycle routes) as well as behavioural change measures such as travel plans, which support shifts away from car based means of transport. A high percentage of new developments are continuing to be built within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre.
- With regard to biodiversity, it appears that the policies, which seek to protect areas designated for their intrinsic environmental value and priority habitats and species are generally working. However, there is a need to continue to protect habitats and species from development that causes harm or damage.
- The Council has successfully taken initial steps to reduce its own carbon footprint by 660 tonnes of CO₂ since 2007. We are now committed to aiding local communities to follow our example and are endeavouring to mitigate the potential impacts of climate change through planning policies.
- The policies have also been successful in ensuring that there has been no loss/damage to listed buildings, Scheduled Monuments, Sites of Special Scientific Interest or (SSSIs), Local Wildlife Sites, key community facilities or loss of designated allotment sites.

5. Proposals

- 5.1 It is proposed that the Committee agree to recommend the Annual Monitoring Report to the Portfolio Holder for Planning and Sustainability for submission to Government.

6. Strategic Plan References

- 6.1 Effective strategic planning will be important in achieving all the priorities identified in the Strategic Plan but in particular those related to providing homes for all and enabling job creation.

7. Consultation

- 7.1 The Annual Monitoring Report considers the effectiveness of Local Development Framework policies which have been through a comprehensive consultation programme as set forth in the Statement of Community Involvement (SCI).

8. Publicity Considerations

- 8.1 None.

9. Financial Implications

- 9.1 There are no direct financial implications. The AMR, however, provides evidence to evaluate the effect of wider economic influences on Council planning policies.

10. Equality, Diversity and Human Rights Implications

- 10.1 An Equality Impact Assessment has been prepared for the Local Development Framework and is available to view on the Colchester Borough Council website by following this pathway from the homepage: Council and Democracy > Policies, Strategies and Performance > Diversity and Equality > Equality Impact Assessments > Strategic Policy and Regeneration > Local Development Framework.

11. Community Safety Implications

- 11.1 None

12. Health and Safety Implications

- 12.1 None

13. Risk Management Implications

- 13.1 Monitoring policies to ensure their effectiveness is intended to reduce the risk of inappropriate development. It will provide consistent advice to landowners, developers, officers, Councillors and members of the public.

Background Papers

Annual Monitoring Report

ANNUAL MONITORING REPORT 2010

COLCHESTER BOROUGH COUNCIL



Colchester Borough Council
Strategic Policy & Regeneration
Spatial Policy
Colchester Borough Council
PO BOX 885
Town Hall
Colchester
Essex
CO1 1ZE
Tel: (01206) 282109/282473
Fax: (01206) 282711
[www/colchester.gov.uk](http://www.colchester.gov.uk)

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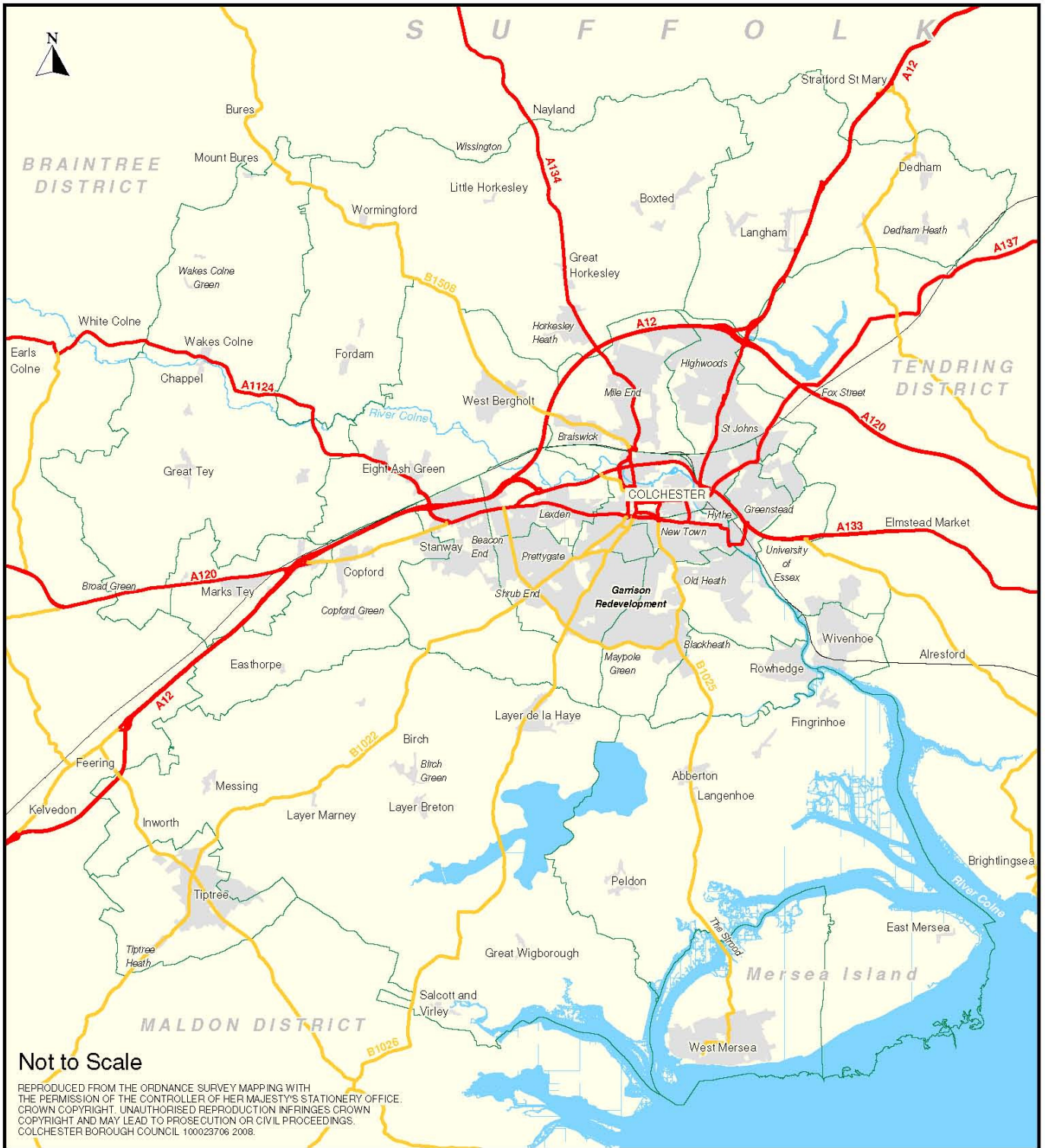
All references to the county of Essex are to Essex as it is currently constituted i.e., without the unitary authorities of Southend-on-Sea and Thurrock.

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Map of Colchester's Wards and surrounding areas



1. Executive Summary

1.1 Background to the Report

This Annual Monitoring Report (AMR) contains information about the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in Local Development Documents (LDDs) are being achieved. The report covers the period from 1 April 2009 to 31 March 2010.

1.2 Local Development Framework (LDF) Timetable

The Council updates the Local Development Scheme on a regular basis to ensure it reflects national guidance on plan content and development as well as particular local circumstances affecting plan production. Revisions to the LDS agreed by Cabinet in October 2008 were approved by Go-East in November 2008. Those revisions reflected changes to national guidance in PPS12 on new consultation arrangements as well as the inclusion of new Supplementary Planning Documents (SPDs). The overall strategic policies for Colchester contained in the Core Strategy have been found 'sound' by a Government appointed Inspector and it was adopted by the Council in December 2008. Two further Local Development Documents, Development Policies and Site Allocations, were found sound and adopted in October 2010. The policies and indicators developed for the last documents are noted in this AMR, although they are not monitored at this stage given the documents were not adopted until after the AMR plan period.

1.3 Core Indicators

The AMR is divided into a number of Key Themes covering progress in meeting Local Development Framework policy aspirations across a variety of areas. Appendix 3 provides a list of Local Development Framework targets and the indicators that have been selected to measure them. The key findings of the core indicators, which are required by national guidance to build up a picture of spatial planning performance, are set out below:

- House building has slowed down in recent years due to the recession but over the 15 year period the Council is on course to achieve the target to allocate and build a minimum provision of 19,000 homes between 2001 and 2023 in accordance with the adopted Core Strategy. This is an average of 830 dwellings per year. Colchester has already delivered 8,687 new homes between 2001/02 and 2009/10 at an average rate of 965 dwellings per year. In 2008/09 there were outstanding permissions for over 6,082 (gross) additional homes. The Colchester Strategic Housing Land Availability Assessment also identified additional capacity within developed areas to accommodate the required housing and shows a 15 year supply of housing land.
- The housing trajectory included in this report shows that a net of 518 homes were built between 1 April 2009 and 31 March 2010. This is a reduction of 50% in just one year. A number of sites have stalled due to viability concerns. It is still anticipated, however, that overall targets can be met given the high rates of delivery early in the plan period and the expectation that delivery will rise to meet suppressed demand later in the plan period.
- 156 units of affordable housing were completed between April 2009 and March 2010, or 30.1% of all units. This result reflects the Council's success in bringing affordable housing projects on in a difficult economic climate, including seeking grant funding where larger sites have stalled.

- Approximately 65% of new and converted dwellings were on previously developed land, which is lower than previous years reflecting the delivery of several larger greenfield schemes.
- The LDF provides for the identification of appropriate sites to meet the needs of gypsies/travellers and travelling showpeople. The Site Allocations DPD and accompanying Proposals Map includes allocations for 30 pitches for gypsies and travellers.
- Employment land is being provided in suitable locations within the Borough to meet Core Strategy targets. It is recognised however, both the delivery of additional employment and retail development are dependent on external factors unrelated to planning such as market interest and the overall state of the economy. The current year's significant increase in commercial floorspace over the previous years balance of 70,187 sqm in part reflects completion of projects within the Garrison Regeneration Area. The effects of the economic downturn can be seen in a nil return for new commercial development in the Town Centre. The commercial property market for existing Town Centre property is, however, buoyant and vacancy rates were 8% in October 2010 (source: Colchester Retail Business Association CORBA) which is below national averages of approximately 12-13%.
- The challenging issue of transportation is being tackled through a number of approaches including new transport infrastructure (i.e. the new A12 junction under construction and improved cycle routes) as well as behavioural change measures such as travel plans, which support shifts away from car based means of transport. A high percentage of new developments are continuing to be built within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre.
- With regard to biodiversity, it appears that the policies, which seek to protect areas designated for their intrinsic environmental value and priority habitats and species are generally working. However, there is a need to continue to protect habitats and species from development that causes harm or damage.
- The Council has successfully taken initial steps to reduce its own carbon footprint by 660 tonnes of CO₂ since 2007. We are now committed to aiding local communities to follow our example and are endeavouring to mitigate the potential impacts of climate change through planning policies.
- The policies have also been successful in ensuring that there has been no loss/damage to listed buildings, Scheduled Monuments, Sites of Special Scientific Interest or (SSSIs), Local Wildlife Sites, key community facilities or loss of designated allotment sites.

1.4 Summary of Core Indicators

Housing Core Indicators		
6.2.1 (i)	The number of net additional dwellings built over the previous five year period or since the start of the relevant development plan document period , whichever is the longer.	8,687 dwellings
(ii)	The number of net additional dwellings for the current year.	518 dwellings
(iii)	The projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer.	12,474 dwellings to 2024/25
(iv)	The annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performance.	830 dwellings
6.2.2	Percentage of new and converted dwellings on previously developed land.	65% of all built dwellings (gross 539)
6.2.3	Affordable housing completions.	156 completions
Economy & Business Core Indicators		
6.3.1	Amount of floorspace developed for employment by type (sqm)	Gross B1-B8 = 71,898 Losses B1-B8 = 1,711 Net B1-B8 = +70,187
6.3.2	Amount of floorspace for employment type which is on previously developed land (sqm)	Gross B1-B8 = 63,259
6.3.3	Employment land available by type (Ha)	B1-B8 = 29.15
6.3.4	Total amount of floorspace for 'town centre uses'	Town Centre A1-D2 = 0 Local Authority A1-D2 = 62,598
Transportation Core Indicators		
6.4.1	Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre.	97%
Environment & Heritage Core Indicators		
6.5.1	Number of planning permissions granted contrary to the advice of the Environment Agency	None
6.5.2	Change in areas and populations of biodiversity importance	No data currently available
Accessible Services & Community Facilities Core Indicators		
6.6.1	Amount of completed retail, office and leisure development.	A1/A2 = -0 sqm, B1a = 712 net sqm, D2 = 0
6.6.2	Amount of completed retails, office and leisure development in town centres.	Town Centre A1-D2 = -0 Net
6.6.3	Proportion of eligible open spaces managed to green flag award standard.	Three areas = Castle Park, Highwood's Country Park and Colchester's Cemetery
Climate Change		
6.6.4	Number of zero-carbon homes completed	None
6.6.5	Renewable energy installed by type	Two applications - One for solar energy and one for photovoltaic energy

1.4 Evaluation of LDF Policies

Colchester has been successful in transferring from the old Local Plan system to the Local Development Framework process established in 2004. It has now adopted a comprehensive set of documents to guide the development management process. This currently comprises the strategic policies in the Core Strategy adopted in December 2008 and the supporting Site Allocations and more detailed Development Policies adopted in October 2010. This year's AMR accordingly reflects an up-to-date policy framework and provides a good baseline to evaluate how the policies are working in the future. The Council has agreed to start a review of the Core Strategy in 2012 to ensure its policies remain appropriate in a changing political and economic context.

2. Introduction

2.1 Background and Purpose of the Colchester AMR

The Annual Monitoring Report (AMR) provides key information that helps the Borough Council and its partners establish what is happening now within Colchester Borough, what may happen in the future and compare these trends against existing planning policies and targets to determine what needs to be done. Monitoring will help to address questions such as:

- Are policies achieving their objectives and in particular are they delivering sustainable development and key infrastructure?
- Have policies had unintended consequences?
- Are the assumptions and objectives behind policies still relevant?
- Are the targets being achieved?

The requirements for an AMR are set forth in Section 35 of the Planning and Compulsory Purchase Act 2004, which requires that every local planning authority (LPA) should prepare and publicise an Annual Monitoring Report (AMR) containing information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in Local Development Documents (LDDs) and local plans are being achieved. Regulations state that the report must be produced within nine months of the end of the period covered by the report. This report covers the period from 1 April 2009 to 31 March 2010. Additionally, Planning Policy Statement 3 (Housing) provides that Local Planning Authorities should monitor the supply of deliverable housing sites on an annual basis. (Para 60)

The abolition of regional strategies and certain delivery targets by the coalition government has not altered this nationally set requirement. The new Government's focus on local priorities has instead reinforced the importance of using the monitoring process to ensure that local policies are addressing locally identified targets and objectives.

The AMR accordingly sets out how it will update and amend components of the Local Development Framework (LDF) and other plans to reflect changing circumstances. The AMR also has a wider role in helping the Council and its partners monitor the success of the Sustainable Community Strategy, the Local Investment Plan and other plans, and can also be used by other agencies to amend their plans and actions.

The Council's Local Development Framework Committee will review the adequacy of our AMR and the way we use monitoring as a key element of the Local Development Framework (LDF). It will also be a major consideration for the independent Planning Inspectors who will assess the soundness of our plans. Planning Inspectors will consider:

- Whether policies are founded on a robust and credible evidence base; and
- Whether there are clear mechanisms for implementation and monitoring.

The AMR will provide the Government with annual information about Colchester's progress on the Local Development Scheme.

The AMR will also be a key element in the monitoring requirements that arise from sustainability appraisals and the Strategic Environmental Assessment Directive.

2.2 Scope and Coverage

This report covers the following matters:

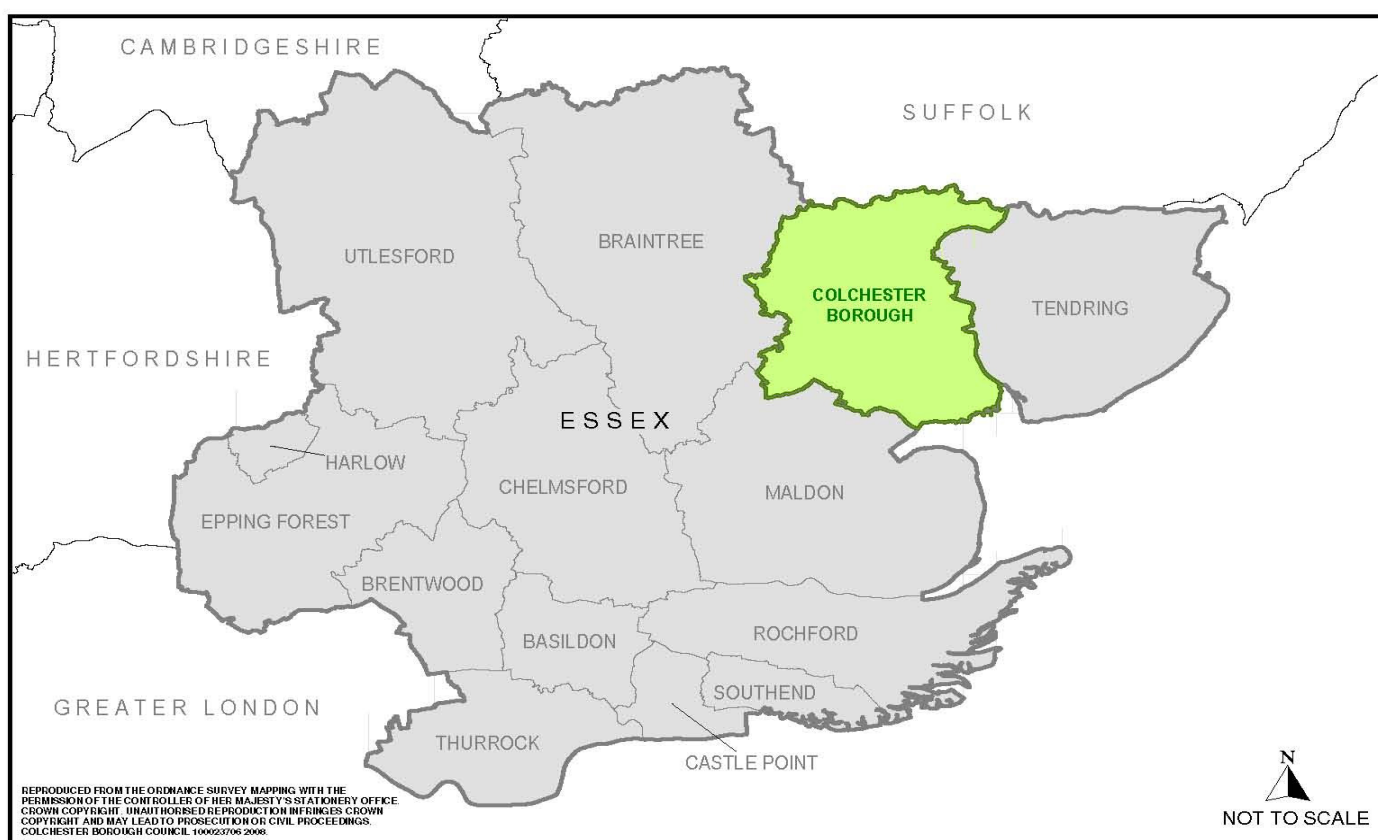
- Information for each document in the LDS, indicating the stage it has reached, whether this accords with the timetable set out, any reasons for delays or changes and further steps required to progress the work.
- Progress on policies and targets in the Adopted Colchester Borough Core Strategy 2008, including the reasons for any slippage. The targets include those classified as core targets at the national level as well as a number of locally set targets. The policies and targets from the Development Policies DPD are included for information this year, with monitoring data to be supplied in next year's AMR to reflect their adoption in the 2010-11 monitoring year. The monitoring of Site Allocation policies, also adopted in 2010, does not require new targets but instead will be achieved by the use of existing Core Strategy targets which measure the extent to which the Borough is delivering allocated sites to meet housing and job targets.
- What significant effects implementation of the policies are having on the social, environmental and economic objectives by which sustainability is defined and whether these effects are as intended;
- Whether the policies need adjusting or replacing because they are not working as intended or because there have been changes in national or regional policy; and the actions we will take to achieve this.

3. Portrait and Vision for Colchester

3.1 Location and General Character

The Borough of Colchester is located in the county of Essex in the east of England, covering an area of approximately 329 square kilometres. The Borough is situated 62 miles north east of London. The main urban areas account for 68.5% (119,294 people) of Colchester population¹. The rural areas of the Borough account for 31.5% of the population (54,961 people) and the countryside areas are mainly used for agriculture.

The Borough lies in a key gateway location between the UK and Europe, with access to Europe via the nearby Ports of Harwich and Felixstowe to the east and Stansted Airport to the west.



The following sections provide a general profile of the Borough. Further statistical information is available in the Key Themes sections noted below as well as in the Evidence Base for the Local Investment Plan (September 2010) available on the Council's website (www.colchester.gov.uk).

3.2 Population

Data from the 2001 Census put the Borough population at approximately 158,900. However, mid-year estimates from the Office for National Statistics (ONS) indicate that Colchester's population has seen a growth of 13.5% since mid-2001 to 177,100 in mid-2009.²

¹ Revised Mid-2008 Population Estimates (MSOAs). Population Estimates Unit, ONS © Crown Copyright, 2010.

² Mid-2009 Population Estimates. Population Estimates Unit, ONS. © Crown Copyright, 2010.

There has been an increase in ethnic minority groups since Census Day 2001, from 3.82% to 7.9% of the Colchester population. This is higher than the Essex proportion of 6.5%.³

As the largest district in Essex County, Colchester accounts for 12.7% of the Essex population and based on these mid-2008 figures the average population density of Colchester was 538 people per square kilometre. This is an increase from 2001 when there were 474 people per sq km.

The population of Colchester is expected to grow by 21.9% to 215,900 people in 2021. This is an increase of 38,800 people over a 12 year period. This is the largest population growth in Essex County by 6.5%. (Tendring having the next highest growth at 15.4%).

3.3 Households

At 31 March 2010 there were approximately 74,520 dwellings within the Borough of which 63,210 were privately owned.⁴ The average household size was 2.37 people per household in 2001 but it is estimated that this may have decreased in recent years in line with recent trends.⁵

A total of 518 homes were built between 1 April 2009 and 31 March 2010. Under current policies, 830 dwellings are expected to be built in the Borough each year. There have been 156 recorded affordable housing completions. During this same time period 65% of residential completions were located on previously developed land (brownfield sites), whilst 35% were on greenfield land.

The Strategic Housing Market Assessment undertaken in 2007 has been annually updated. It found that the average household price in June 2010 across Colchester Borough was £209,187. While the price of three and four bedroom properties increased between the original SHMA and 2010, with 3-bedroom properties up by 17.5% to £189,295 and four bedroom properties by 8.74% to £252,275, the average price for 1 and 2-bedroom houses decreased by 10% to £90,095 and 5% to £136,135. The decrease in 1 and 2-bed house prices however have not widened the market however since access to mortgage finance has been restricted by the need for a large deposit. Deposits needed by first time buyers are generally equivalent to a year's household income needed to make the mortgage affordable.

The 2007 SHMA observed that few households aspiring to home ownership had access to enough money to purchase a home in Colchester. The SHMA identified a need for 1,082 affordable homes per year, which is very high given the total housing provision in the Core Strategy is only 830 per year. The SHMA findings support the Affordable Housing target of 35% in the Core Strategy.

For more housing information please see **6.2 Key Theme: Housing**.

3.4 Heritage and Habitat

Colchester has a rich and vast heritage. As Camulodonum, it was the first capital of England and it is also Britain's oldest recorded town, recorded by Pliny the Elder in AD77. The Borough has a rich archaeological and cultural heritage, dating back to at least 4,000BC. There are 22 conservation areas, some 2,560 listed buildings and 52 Scheduled Monuments. There are 4 parks within Colchester on the National Register of Special Historic Interest including Colchester Castle Park, Severalls Hospital, Layer Marney Tower gardens and Wivenhoe Park.

³ Mid-2007 Experimental Population Estimates by Ethnic Group (ONS). © Crown Copyright, 2010.

⁴ Council Tax data from HSSA. Colchester Borough Council, 2010.

⁵ 2001 Census, Office for National Statistics (ONS). © Crown Copyright, 2009.

The rural landscape of the Borough has a rich ecological character, influenced by geology and landform. Habitats include woodland, grassland, heath, estuary, saltmarsh, mudflat and freshwater and open water habitats. There is a substantial amount of coastline. Many sites are recognised for their value by international and national designations, including the coastal and estuary areas in the south east and the Dedham Vale Area of Outstanding Natural Beauty (AONB) in the north of the Borough.

For more information on the environment please see **6.5 Key Theme: Environment & Heritage**

3.5 Economic Activity and Prosperity

Research by the Centre for Cities published in July 2010 indicates that Colchester has performed relatively well during the recession in relation to other areas and fits within the 'buoyant' category of cities (in contrast to stable or struggling). This is based on a growing population; an increase in Job Seeker's Allowance claimants of 1.1% which is below the Great Britain average of 1.5 %; and relatively low wage rates.⁶

Colchester's main employer is the Army Garrison, which has close links with the town and there are also sizeable educational employees, including the University of Essex. Colchester is a flourishing destination for tourists and in 2008 tourism was worth £200.3m, to the Borough economy, a rise of 217% from £63.1 million in 1993.⁷

The Borough is relatively prosperous, ranking 224 out of 354 districts on the Index of Multiple Deprivation, (rank 1 being the most deprived). It is estimated that approximately 5% of people in Colchester live in seriously deprived neighbourhoods. However, this is somewhat lower than the relative proportions in Basildon (17%) and Tendring (15%), and a little lower than Harlow (6%).⁸

For more information on Colchester's economy please see **6.3 Key Theme: Economy & Business**

3.4 Community

The community has access to a wide range of Council run services and facilities, with 31 parish councils. Facilities include country parks at Cudmore Grove, East Mersea and Highwoods, Colchester, a leisure centre (Leisure World) including swimming pools and a 1,200 capacity event venue, and four multi-activity centres. There are also smaller community centres, village halls and activity centres in many areas around the borough which provide a range of activities and spaces to hire.

There are 79 maintained schools: 64 primaries, 11 secondaries and 4 special schools. There are two further education colleges, Colchester Sixth Form College and the Colchester Institute, plus the University of Essex, making the Borough a major educational base and significantly adding to the diversity of the population.

For more information on community facilities please see **6.6 Key Theme: Accessible Services & Community Facilities.**

3.5 Health

The health of people in Colchester is generally good. Deprivation is low and life expectancy is higher than the England average. However, the level of statutory homelessness is higher than the average for England.

⁶ 'Colchester, Ipswich and the Haven Gateway sub-region: comparative analysis.' Centre for Cities, July 2010.

⁷ The Cambridge model to measure the economic impact of tourism on the borough of Colchester, 2008.

⁸ Indices of Deprivation, ONS, 2007.

There are inequalities within Colchester. For example, life expectancy for men living in the least deprived areas is 7 years higher than that for men living in the most deprived areas. Over the past ten years, the rates of death from all causes and rates of early death from cancer and from heart disease and stroke have all improved. They are lower than the England average.

There is a higher level of smoking in pregnancy than average. The proportion of children in Reception year who are classified as obese is similar to the average, and the rate of physical activity at school is higher.

Estimated binge drinking in adults in Colchester is lower than the England average, and there are fewer hospital admissions for alcohol related harm. Adults are also more physically active than the England average.

At a local level, continuing work with primary care partners is aiding the detection and early treatment of conditions such as hypertension, diabetes and lung diseases to improve quality of life and life expectancy.⁹

In 2007, there were 2,068 live births in Colchester, an increase of 136 since 2006. The 'Total Fertility Rate' (TFR) indicates the average number of children that would be born to a woman if the current age-specific (the number of live births per 1,000 woman of each age) patterns of fertility persisted throughout her childbearing life. In 2007 the TFR in Colchester was 1.57, below the Essex average of 1.87. It was also estimated at this time that 42.9% of live births were outside of marriage.¹⁰

In 2007, there were 1,342 registered deaths. The Standardised Mortality Ratio (the ratio of actual deaths to expected deaths if national death rates had applied) stood at 89 at this time. The Infant Mortality Rate (IMR) (the number of deaths at ages under one year, per 1,000 live births) in 2007 was 6.3. This was an increase from 3.6 in the previous year and is above the Essex average of 4.6.¹¹

Results from the 2008 Place Survey indicated that 79.5% of Colchester residents reported their health as 'good' or 'very good.'

3.6 Transport

The Borough is connected to a comprehensive network of major roads via the A12 and A120, which provide routes to London, the M25, Harlow and Cambridge. The Borough also lies in close proximity to the major seaport of Harwich (20 miles) and Stansted Airport (30 miles).

Public transport provision includes six railway stations, bus routes operated by ten bus companies and several cycle trails including National Cycle Route One. In addition, Colchester has secured over £2 million to become a Cycling Town and aims to increase cycling levels 75% by 2011.

One of the biggest challenges to Colchester is traffic growth and the dominance of the car as the main mode of travel. Significant congestion can occur during peak times within Colchester, the A12 and on several of the minor roads to the south of the Borough.

For more information on transportation please see **6.4 Key Theme: Transportation**

3.7 Regeneration

The Borough is engaged in an ambitious regeneration programme in four areas of Colchester; North Colchester, the Garrison, St. Botolph's and East Colchester. The redevelopments will

⁹ Colchester Health Profile, 2010. Association of Public Health Observatories (APHO), 2010.

¹⁰ Key Population and Vital Statistics, ONS, 2007.

¹¹ Key Population and Vital Statistics, ONS, 2007.

collectively provide new housing, employment, the University knowledge gateway, new army garrison, a visual arts facility and new community stadium.

3.8 Growth

Colchester's Local Development Framework (LDF) contains a number of planning policies designed to meet the need for new homes established by the local evidence base. This document seeks to measure their performance in delivering new homes and supporting infrastructure.

3.9 Vision

Revisions to the Council's Strategic Plan in 2009 have allowed the organisation to focus more on their customers and their expectations and needs. :

Key objectives are:

- Listen and Respond
- Shift Resources to Deliver Priorities
- Be Cleaner and Greener

Priorities are:

- addressing older people's needs
- addressing younger people's needs
- community development
- community safety
- congestion busting
- enabling job creation
- healthy living
- homes for all
- reduce, re-use, recycle.)

These priorities and agendas are the Council's quality standards and set a bar against which the organisation can measure its progress and achievements.

3.10 Delivery

Colchester has produced a Local Investment Plan which will provide the basis for agreement over investment priorities for Colchester for the Homes and Communities agency as well as many other partners such as the Haven Gateway Partnership and Essex County Council.

A comprehensive analysis of all the evidence relating to key issues across many topics has been compiled on which the investment plan is based. It provides a useful supplement to the AMR for information on Colchester. As a result of this work Colchester's Local Investment Plan has 5 priority themes for delivery;

- A** **Local transportation planning**
- B** **Job Creation and Skills**
- C** **Town Centre**
- D** **Housing Supply and Affordability**
- E** **Environment and Sustainability**

Within these themes there are a series of projects which have each been assessed around 'deliverability', their outputs in relation to the identified needs for the borough, the investment needed and the value that investment will generate in additional benefits to the borough.

3.11 Outcomes

By 2021, Colchester will have reduced the gap between the better off and less well off communities and have produced a better quality of life for all. We will have created quality places with better environments in which people live, work and visit. Transport will have been improved with better bus and rail services and car usage down, but with traffic flowing freely on roads when used. Infrastructure will have been provided. Crime will be down. Resources will be conserved and more 'sustainable' building promoted. We will have a prosperous economy with a broad balance between local jobs and local labour supply and higher wages. Colchester town centre will be an attractive, vibrant and accessible regional centre with a range of excellent facilities and an increased number of visitors. The countryside will still be rural and the rural towns and villages will have retained their unique identities and benefit from improved access to services and better public transport and thriving local enterprise. The special character and quality of the coast and countryside will have been maintained and enhanced.

3.11 Objectives

Colchester's Core Strategy (December 2008), includes the following principal objectives:

Sustainable Development

- Focus new development at sustainable locations to support existing communities, local businesses, sustainable transport and promote urban regeneration to protect greenfield land.
- Provide the necessary community facilities and infrastructure to support new and existing communities.
- Provide excellent and accessible health, education, culture and leisure facilities to meet the needs of Colchester's growing community.
- Promote active and healthy lifestyles and strive for excellence in education and culture.
- Reduce the Borough's carbon footprint and respond to the effects of climate change.

Centres and Employment

- Create a significant regional centre and a vibrant network of district and local centres that stimulate economic activity and provide residents' needs at accessible locations.
- Provide for a balance of new homes and jobs to support economic prosperity of our growing community and reduce the need to travel outside the Borough for employment.

Housing

- Provide high quality and affordable housing at accessible locations to accommodate our growing community.
- Provide a range of different types of new housing to meet the diverse needs of the whole community.

Urban Renaissance

- Revitalise rundown areas and create inclusive and sustainable new communities.
- Promote high quality design and sustain Colchester's historic character, found in its buildings, townscape and archaeology.

Public Realm

- Improve streetscapes, open spaces and green links to provide attractive and accessible spaces for residents to live, work and play.

Accessibility and Transportation

- Focus development at accessible locations which support public transport, walking and cycling, and reduce the need to travel.

- Develop Colchester as a Regional Transport Node, improving transport connections and gateways within the Borough and to the wider region.
- Provide excellent public transportation, walking and cycling connections between centres, communities and their needs.
- Improve the strategic road network and manage traffic and parking demand.

Natural Environment and Rural Communities

- Protect and enhance Colchester's natural environment, countryside and coastline.
- Support appropriate local employment and housing development in villages and rural communities.

Energy, Resources, Recycling and Waste

- Encourage renewable energy and the efficient use of scarce resources.
- Reduce, reuse and recycle waste.

4. Progress on the LDF

This section examines the Local Development Scheme (LDS) and sets out progress to date, any issues, potential delays, problems and revisions to our approach. It starts with a review of LDS and its component parts and concludes with a summary identifying strengths, weaknesses and opportunities for improvement.

4.1 The Local Development Scheme (LDS)

Timetable for production:

- Survey and Participation on options: January - December 2005
- Formal 6 week consultation on *preferred* options and representations: January - February 2005
- Submission to Secretary of State & formal 6 week consultation: 23 March 2005 - 20 April 2005
- Independent examination: n/a
- Approval: May 2005
- Revised and submitted to GO-East: October 2006
- Approval: November 2006
- Revised and submitted to GO-East: February 2007
- Approval: September 2007
- Revised and submitted to GO-East in October 2008 following publication of new regulations
- Adopted: November 2008
- Revision and Submission to Government to reflect addition of new work: February 2011

On Target? - Yes

4.2 Statement of Community Involvement (SCI)

Timetable for production:

- Survey and Participation on options: November 2004 – March 2005
- Formal 6 week consultation and representations: January - February 2005
- Submission to Secretary of State & formal 6 week consultation: October 2005
- Independent examination: March 2006
- Adopted June 2006
- Revised October 2008 following publication of new regulations
- Proposed revision to commence in January 2011

On Target? – Yes

4.3 Core Strategy

Timetable for production:

- Survey and Participation on options: March – April 2006
- Formal 6 week consultation on preferred options and representations: November – December 2006
- Formal 6 week consultation on amendments to the preferred options and representations: June-July 2007
- Submission to Secretary of State & formal 6 week consultation: November-December 2007
- Independent examination: June 2008

- Adoption: December 2008
- On Target?** – Yes, and complete.

4.4 Site Allocations Development Plan Document (DPD)

Timetable for production:

- Pre-submission consultation on issues and options: November-December 2007
- Six week consultation on preferred options and representations: January-February 2009
- Formal 6 week consultation on Submission Document: September-October 2009
- Submission to Secretary of State: November 2009
- Independent examination: March-April 2010
- Adoption: October 2010

On Target? Yes and complete

4.5 Development Policies Development Plan Document (DPD)

Timetable for production:

- Pre-submission consultation on issues and options: November-December 2007
- Formal 6 week consultation on preferred options and representations: January-February 2009
- Formal 6 week consultation on Submission Document: September-October 2009
- Submission to Secretary of State: November 2009
- Independent examination: March-April 2010
- Adoption: October 2010

On Target? Yes and complete

4.6 Supplementary Planning Documents (SPD)

- Title – Backland and Infill Development
- Status – SPD
- Timetable – Adoption September 2009

On Target? – Yes and complete.

- Title – Community Facilities
- Status – SPD
- Timetable – Adoption September 2009

On Target? – Yes and complete.

- Title – Affordable Housing
- Status – SPD
- Timetable – Original adoption target September 2009 re- scheduled for 2011

On Target? – Consultation on draft SPD completed. Original adoption target slipped to allow further work on formulation of contribution charge and publication of government revised guidance.

- Title – Parking Standards
- Status – SPD
- Timetable –Adoption November 2009

On Target? – Yes and complete.

- Title – North Station Masterplan
- Status – SPD
- Timetable – Adoption date contingent on outcomes of consultation and further transport modelling.

▪

On Target? – Revision of LDS timescale will be required.

- Title – North Colchester Masterplan
- Status – SPD
- Timetable – Adoption date contingent on outcomes of consultation and further transport modelling.

▪

On Target? – Revision of LDS timescale will be required.

- Title – Stanway Masterplan
- Status – SPD
- Timetable –Development of draft initiated in summer 2010.

On Target? – Revision of LDS timescale will be required.

- Title – Town Centre Area Action Plan
- Status – Area Action plan
- Timetable – Development of draft initiated in summer 2010.

▪

On Target? –Addition to LDS will be required.

4.7 Documents to be produced as Evidence Base for Local Development Documents

Title – Sustainability Appraisal for the Core Strategy

Timescale – Completed November 2007

On Target? – Yes and complete.

Title – Sustainability Appraisal for the Site Allocations DPD

Timescale – Submission to Secretary of State with DPD in November 2009

On Target? – Yes and complete.

Title – Sustainability Appraisal for the Development Policies DPD

Timescale – Submission to Secretary of State with DPD in November 2009

On Target? – Yes and complete.

Title – Townscape Character Study

Timescale – Completed June 2006

On Target? - Yes and complete.

Title – Strategic Housing Land Availability Study

Timescale – November 2007 and updated annually.

On Target? - Yes and complete. Updates for 2008, 2009 and 2010 complete.

Title – Retail Study

Timescale – Completed February 2007 and updated October 2009.

On Target? - Yes and complete.

Title – Landscape Character Assessment

Timescale – November 2005

On Target? – Yes and complete.

Title – Employment Land Study

Timescale - June 2007

On Target? - Yes and complete.

Title – Strategic Housing Market Assessment

Timescale – February 2008 followed by annual updates.

On Target? – Yes and complete. Updates for 2009 and 2010 published.

Title – Strategic Flood Risk Assessment

Timescale - November 2007

On Target? - Yes and complete.

Title – Appropriate Assessment

Timescale - November 2007

On Target? - Yes and complete

Title – Open Space Study

Timescale – November 2007

On Target? - Yes and complete

Title – Assessment of Open Countryside Between Settlements

Timescale – July 2009

On Target? – Yes and complete.

Title – Settlement Boundary Review

Timescale – July 2009

On Target? – Yes and complete.

Title – Historic Environment Characterisation Project

Timescale – June 2009

On Target? – Yes and complete.

Title – Local Wildlife Sites Survey

Timescale – December 2008

On Target? – Yes and complete.

Title – Hotel Study

Timescale – April 2007 and update June 2009

On Target? – Yes and complete.

Title – Haven Gateway Water Cycle Study (Phase 2)

Timescale – October 2009

On target – Yes and complete

Title – Colchester Green Infrastructure Study

Timescale – October 2010 – March 2011

On target – Yes

4.8 Other Documents or Reports that affect the Timescales within the LDS

The Regional Spatial Strategy (RSS), also known as the East of England Plan, formed part of the Development Plan during the development and adoption of Colchester's Core Strategy, Site Allocations and Development Policies. It accordingly also formed part of Colchester's Development Plan during the period covered by this document, although its current status is

the subject of some debate following its revocation by the Secretary of State and the subsequent successful legal challenge of that decision.

The Borough forms part of the Haven Gateway sub region which also includes Tendring district in Essex and the southern part of Suffolk. Delivery of spending throughout the sub-region will be co-ordinated through the Integrated Development Programme (IDP) which provides an overarching framework for prioritising and implementing infrastructure projects to support new development. The adopted 2008 IDP contains six spatial and five thematic investment packages for priority interventions which have a clear relationship to the delivery of overall growth. The spatial packages include Colchester North, East Colchester, and Colchester Town Centre. The packages identify the projects needed, the stakeholders, both public and private, who will deliver the projects, funding sources and phasing. This approach is in line with the Government focus on a co-operative approach to infrastructure delivery, with local authorities co-ordinating and working with other infrastructure providers and stakeholders to deliver all forms of infrastructure, including social, economic, transport, utilities, and 'green' infrastructure. The IDP will be monitored in future years through the AMRs of all districts in the Haven Gateway sub-region to ensure effective phasing and delivery of infrastructure throughout the sub-region.

The Investment Plan approach initially used at the Haven Gateway level is now being pursued by the Borough. The Local Investment Plan currently under development will provide the basis for agreement over investment priorities for Colchester for the Homes and Communities Agency and the Local Economic Partnership as well as many other partners such as Essex County Council. It is designed to be reviewed on a regular basis to ensure it can respond to emerging opportunities and changing circumstances. The AMR will be a key source for this process.

The current revised LDS has hit its initial key milestones and key targets. Colchester is amongst the relatively small number of local authorities nationally who have achieved the adoption stage for key Local Development Framework documents. There is some slippage in the production of subsequent documents which reflects the need to ensure thorough consultation on detailed area plans and projects as well as the uncertainties arising from the changing national policy context. The planning policy process will continue to need to account for internal and external documents that are being produced by other departments within the Council and other partners. In addition to the Investment Plan noted above, these include strategies such as the Economic Prosperity Strategy and the Housing Strategy. There will be a need for the planning policy team to liaise closely with groups across the Council, and Colchester 2020; the Local Strategic Partnership (LSP), so that the team can ensure that all relevant objectives are accounted for in the planning policy review process.

4.9 Monitoring of the Core Strategy Infrastructure Projects and future indicators

To ensure the future success of Colchester's Core Strategy and the wider LDF it is essential that the relevant indicators are identified and a system of monitoring progress is agreed. The AMR includes the indicators set out in the Local Development Framework along with progress on monitoring these indicators. These indicators are summarised in Appendix 4. In addition to the Core Strategy indicators, a number of Supporting Indicators are also included to provide a more complete picture of progress on key objectives. Appendix five identifies the infrastructure projects that have also been included in the Core Strategy and the table is followed by information on progress in infrastructure delivery.

5. Difficulties Collecting Data

In collecting the baseline data for this Annual Monitoring Report (AMR) many different sources of information have been used. Government guidance including the 'Annual Monitoring Report (AMR – FAQs and Seminar Feedback on Emerging Best Practice 2004/05)', highlight potentially useful data sources and data sets, as well as providing an indication of the structure of the document.

One of the difficulties faced in collecting data has been finding data at a Borough level. For example, in several instances environmental data is usually only collected at a County or Regional level, which consequently limits local data and policy analysis.

Colchester Borough Council is signed up to an agreement with Essex County Council for the provision of certain 'core indicators.' This 'Development Monitoring Service' is reliant on data provision from the Borough Council at certain times throughout the year. Through this joint data partnership we have been able to successfully provide information on each of our core indicators, accepting bio-diversity data. .

Several pieces of baseline data have been gained from Census information, which was last collected in 2001. As a full Census is only conducted every ten years, some of this data is not particularly accurate as it is, out of date and cannot be monitored on a frequent basis. However, where possible, more recent updates have been provided to try and counterbalance these limitations. The Council is in the process of preparing the 2011 Census and is hoping to receive initial data back from the Census Office in 2013.

In order to try and address the issue of absent data that has been present in previous AMRs, the Council uses a monitoring system. 'Civica' is to be used by the development control and building control teams to enter key information for each submitted planning application. Use of the software is still improving and in the meantime outstanding indicators have been collected manually and some gaps in data provision may still occur in this year's publication. The list of LDF monitoring indicators in Appendix 3 is annotated to show those indicators where data collection problems have delayed progress in monitoring a policy.

Finally, as with any quantitative data sources, it is wise to approach the indicators with a degree of caution as the way in which they are collected can often impact significantly on their reliability. It should be noted that data published in this report was correct at the time of printing. A list of data sources can be found in Appendix 1.

6. LDF Monitoring Indicators

6.1 Background

As part of the Annual Monitoring Report, the Council will monitor key indicators on an annual basis. The monitoring of general performance will take place through considering the following information:

Indicators – National AMR guidance provides for both core indicators set nationally as well as scope for local authorities to select indicators appropriate to their area. Colchester’s AMR accordingly includes both types and both types were selected for the indicators selected to monitor the success of Local Development Framework policies. The Core Strategy includes a list of core and local indicators (Appendix 4) which were examined and approved by the Inspector along with the rest of the document.

Background Information– These indicators help to provide a backdrop against which the effects of policies can be considered. They provide information on all key changes that are taking place in the borough in the wider social, environmental and economic context. The information includes significant effects indicators linked to sustainability appraisal objectives which consider how local authorities are applying the principles of sustainable development planning. This information provides a backdrop against which the effects of policies can be considered.

Planning Applications from 1 April 2009 to 31 March 2010		
6.1.1	The total number of applications received	1,311
6.1.2	The total number of applications determined*	1,279
6.1.3	The number of applications approved	1,050
6.1.4	The number of applications refused	152
6.1.5	The number of appeals made	49
6.1.6	The number of appeals allowed	7 (3 Withdrawn & 29 Dismissed)
6.1.7	The number of departures	7 (for determinations within the period)

* includes withdrawn applications.

The total number of applications received between 1 April 2009 and 31 March 2010 showed a small decrease on last year’s total of 1,416. A larger decrease is evident compared to the 2007-2008 AMR when 2,015 applications were received. For the current time period, Colchester exceeded the Government’s target of 65% of minor applications to be decided with 8 weeks (70.7%). Performance in the ‘major applications’ category improved from the previous year and stood at 61.4%, which is just above the government target. ‘Other applications’ also exceeded the 80% national target with 87.1% being achieved (National Indicator NI 157).

6.2 Key Theme: HOUSING

Core Strategy Policies

- SD1 Sustainable Development Locations – Will promote sustainable development and regeneration to deliver at least 19,000 homes between 2001 and 2023, and 14,200 jobs between 2001 and 2021, and growth will be located at the most accessible and sustainable locations.
- H1 Housing Delivery – Will plan, monitor and manage the delivery of over 19,000 homes in Colchester between 2001 and 2023. Housing will be focused in growth areas in Colchester including urban extensions to the north and the southwest.
- H2 Housing Density – Will seek housing densities that make efficient use of land while ensuring that new housing developments be informed by the local built character and the accessibility of the location.
- H3 Housing Diversity – Will seek to secure a range of housing types and tenures on developments across the Borough in order to create inclusive and sustainable communities.
- H4 Affordable Housing – Will seek to secure 35% of new dwellings be provided as affordable housing.
- H5 Gypsies and Travellers – Will identify sites to meet the established needs of gypsies and travellers in the Borough.

LDF Development Policies (Adopted in October 2010, to be monitored in subsequent years)

- DP1 Design and Amenity – Ensures that residential development is designed to a high standard, avoid unacceptable impacts on amenity and demonstrate social, economic and environmental sustainability.
- DP11 Flat Conversions- Provides criteria for the conversion and sub-division of existing premises into flats and other self-contained residential units
- DP12 Dwelling Standards –Guides residential development to ensure protection of residential amenity, provision of appropriate layouts and design; and adequate vehicle parking and refuse arrangements
- DP13 Dwelling Alterations, Extensions and Replacement Dwellings- Provides criteria to ensure appropriate development of alterations, extensions and replacement dwellings

Overview

Colchester needs to allocate and build 19,000 homes between 2001 and 2023 in accordance with the adopted Core Strategy. National Planning Policy also requires the Borough Council to ensure it provides a 15 year supply of housing land and therefore an additional 1,660 homes will be required between 2023 and 2025. Overall, this involves provision of 830 dwellings on average per year up to 2025.

The majority of this housing is already accounted for by previous Local Plan allocations, housing completions and planning permissions. Colchester had already delivered 8,169 new homes between 2001/02 and 2008/09 at an average rate of 1,021 dwellings per year. In 2008/09 there were outstanding permissions for over 6,327 (gross) additional homes. The Colchester Strategic Housing Land Availability Assessment also identified additional capacity within developed areas to accommodate the required housing and shows a 15 year supply of housing land.

House building has slowed down in recent years due to the recession but over the 15 year period the Council is on course to achieve the targets referred to above.

New housing development in Colchester Borough will seek to reduce the need to travel, support regeneration and protect greenfield land. The Core Strategy focuses development in the following key areas:

- Town Centre
- North Growth Area
- East Growth Area
- South Growth Area
- Stanway Growth Area

Colchester will seek to provide over 80% of housing on previously developed land (PDL) during this plan period and will also ensure that a sufficient supply of developable land is available to deliver 830 new homes each year. For more information on Colchester Borough Council's housing aspirations please refer to 'Colchester's Core Strategy' document available at www.colchester.gov.uk/ldf

6.2.1	Housing Trajectory 2009-2010	Indicator for Core Strategy Policy H1
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A net of 518 homes were built between 1 April 2009 and 31 March 2010. Under current policies, an average of 830 dwellings are expected to be built in the Borough each year up to March 202.

The housing trajectory is updated each year and illustrates:

- I. The number of net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;
- II. The number of net additional dwellings for the current year;
- III. The projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;
- IV. The annual net additional dwelling requirement; and
- V. The annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.

Year	Net additional dwellings for each year and totals		Annual average number of net additional dwellings needed to meet housing requirements & cumulative requirement		The annual net additional dwelling requirement	Projected net additional dwellings
2001/02	566	566	830	830	830	-
2002/03	980	1546	830	1660	841	-
2003/04	916	2462	830	2490	835	-
2004/05	1,277	3739	830	3320	831	-
2005/06	896	4635	830	4150	809	-
2006/07	1,250	5885	830	4980	804	-
2007/08	1,243	7128	830	5810	780	-
2008/09	1,041	8169	830	6640	752	-
2009/10	518	8687	830	7470	734	
2010/11			830	8300	749	628
2011/12			830	9130	758	877
2012/13			830	9960	748	981
2013/14			830	10790	729	994
2014/15			830	11620	705	901
2015/16			830	12450	685	882
2016/17			830	13280	663	947
2017/18			830	14110	628	901
2018/19			830	14940	589	819
2019/20			830	15770	551	910
2020/21			830	16600	479	879
2021/22			830	17430	379	784
2022/23			830	18260	243	735
2023/24			830	19090	-3	714
2024/25			830	19920	-719	522
TOTAL				19920		

For a number of years Colchester's housing delivery was consistently and significantly in excess of the minimum requirements of the East of England Plan. More recently however development in the borough has reduced due to the downturn in the housing market nationally. Only 518 new homes were completed in 2009/2010 which is a reduction of 50% in just one year. A number of sites have stalled due to viability concerns. It is still anticipated, however, that overall targets can be met given the high rates of delivery early in the plan period and the expectation that delivery will rise to meet suppressed demand later in the plan period.

The table below provides a projection of housing delivery through the Local Development Framework. The Core Strategy identified broad areas for greenfield urban extensions and regeneration of previously developed land, to provide that housing provision delivered 19,000 homes between 2001 and 2023 at a rate of 830 per year. In particular greenfield urban extensions are expected to deliver an additional 3,000 homes between 2016 and 2023. The Site Allocations DPD, which was adopted in October 2010, allocates the land required to achieve this housing delivery.

The figures set out in the Core Strategy were based on the requirements of East of England Plan (RSS) which has since been revoked. The RSS set a target of 17,100 new homes to be achieved by 2021 and this figure informed an annualised delivery rate. The Core Strategy adopted a similar timeframe but extended it by 2 years to demonstrate a 15 year supply, there was a clear overall target and a clear average. There has been widespread acceptance that a residual approach could be used to calculate requirements for the

remaining plan period and this has been shown in previous housing trajectories. (A residual approach means that for any given year, the annual average number of units required in future is calculated by dividing the overall number still needed by the number of years remaining before the end of the plan period).

The East of England Plan was revoked in July 2010 and PINS/CLG guidance has also been cancelled. Although a legal challenge has overturned the revocation, the Government have made it clear that while the RSS remains as a material consideration for the time being, they intend to proceed with revocation through legislation. In any case, PPS12 and PPS 3 remain valid and set out the need to establish the need for a rolling five year and fifteen year supply. Local authorities can now make a case for their own supply needs and targets, as long as they are justified by a robust evidence base.

Many authorities have taken the revocation of the RSS as an opportunity to review their housing targets. The Council has considered its own targets and the evidence base, (primarily the Strategic Housing Market Assessment) and has decided to retain the overall requirement to deliver 19,000 new dwellings by 2023. Policy H1 of the Core Strategy reflects this and also states that the Council will ensure there is an adequate supply of land available to deliver 830 new homes each year.

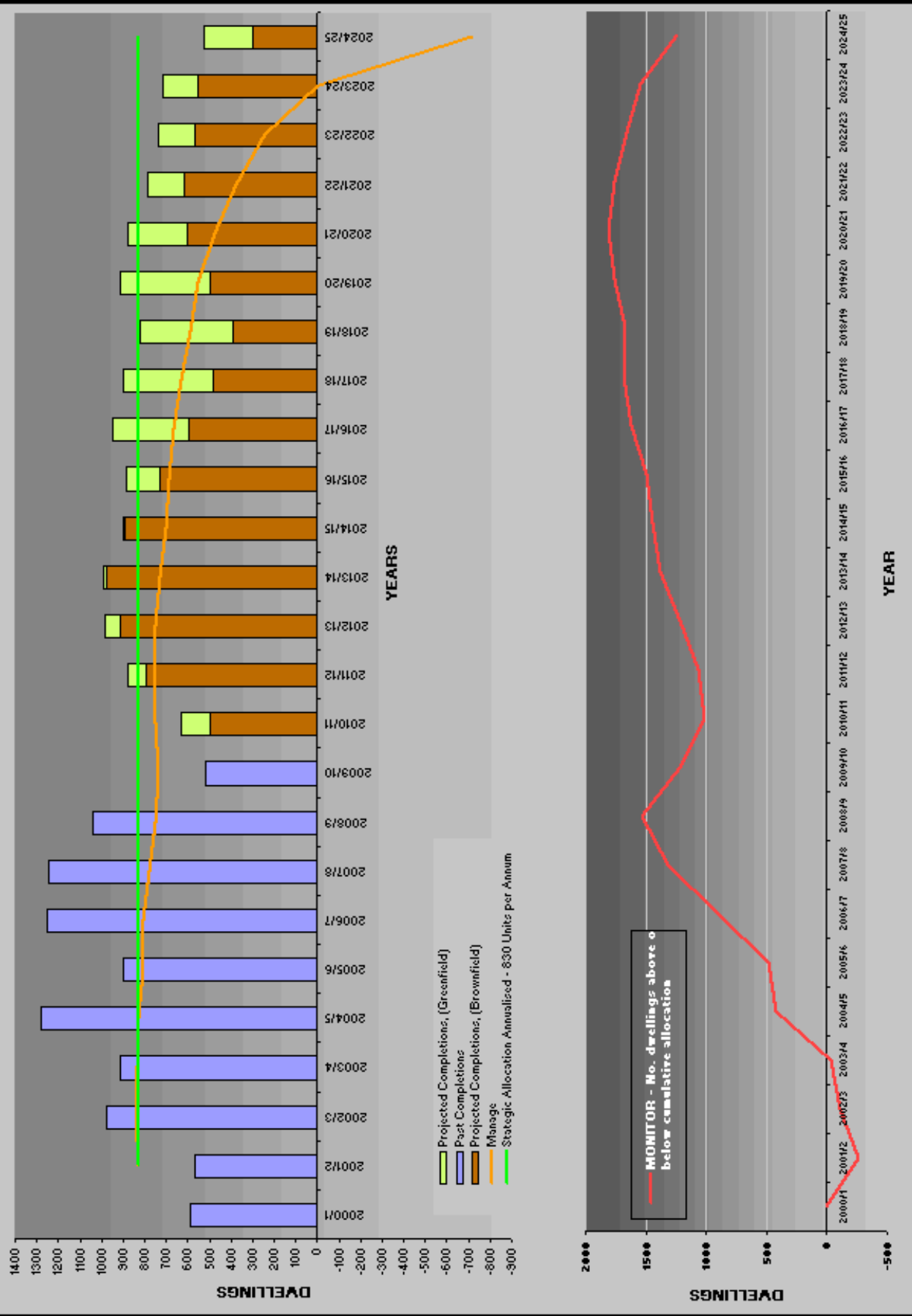
In the current recession which is hitting the housing market particularly badly, the Council can ensure there is an adequate supply of land available but there can be no guarantee in the current economic climate that units will be delivered each year. A pragmatic approach has to be taken which reflects the over supply to date (using the RSS residual method) the expectation that the market will improve over time and the need to meet the overall target to address housing need in Colchester. Since 2001 8687 new dwellings have been built in the borough set against a target of 7470, providing an over supply of 1217 units. In view of the localism agenda the Council has considered the impact national factors will have on the local housing market to identify any implications for the borough. In addition the results of the latest Strategic Housing Land Availability Assessment (SHLAA) have been considered. Recent Coalition government announcements (which post date the Core Strategy) have made it clear that the Council is free to set its own housing targets, provided they are based on robust evidence. As a result of economic situation and information gathered from developers and landowners the Council has lowered its expectations for the next few years. In 2009 there were fewer houses built than in any peacetime year since 1924. In 2007 the number of first time buyers was the lowest in 30 years and the average age of the first time buyer purchasing without financial assistance is 37 (HBF – Broken Ladder published 28.10.10.) Clearly it will take some time to recover from this situation.

It is very difficult for anyone to predict, with any confidence, how long it will take for a resurgence to happen and when the housing market might return to pre-recession levels. In this respect it is assumed that the market will recover over the next 5-year period but in the early part of that period, it is likely that house building rates will remain low. When stability returns to the housing market and mortgages become more available, it is highly likely that there will be a backlog of demand that will bring about the need for new development.

The housing trajectory has therefore been revised to show a reduced delivery target for the next year and will be reviewed in a years time. Although the trajectory shows a significant rise in numbers from 2011/12 this will need to be monitored carefully as some of the delivery figures provided by developers seem optimistic at the current time. The Council remains confident that the overall target of 19000 dwellings will still be delivered by 2023. This local approach will address the requirement to meet the estimated demand and need set out in the evidence base can be adequately met.

The Housing Trajectory (attached as an Appendix) is updated on an annual basis and reflects information provided by developers and landowners. Through this it has been established that whilst house building in the borough continues it is at a much reduced rate. The SHLAA guidance sets out the requirements for the 5 year supply but was written in a different climate. Sites now may be deliverable and developable but there may be no incentive to bring them forward because of the lack of finance available to purchasers. This has been recognised by the chief executive of the NHBC who said the availability of mortgage finance was acting as a drag on starts. Starts for publicly subsidised housing also fell recently as a result of cuts to the Homes and Communities Agency funding. Evidence from the 2010 Strategic Housing Market Assessment shows the effects of the current restrictions on mortgage finance. Deposits needed by first time buyers are roughly equivalent to a year's average household income needed to make the mortgage affordable.

COLCHESTER BOROUGH HOUSING TRAJECTORY SHOWING GREENFIELD AND PDL SEPARATELY - Includes Sites



Colchester Borough Trajectory Table

1st APRIL 2010

BUILT AT 31 MARCH 2010	Ward	SITE LOCATION	PAST COMPLETIONS																
			2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20					
N/A		Strategic Site																	
0	CAS	BYPASS NURSERY, COWDRAY AVENUE - HLA WITH P/P			40	39													
0	CWS	COPFORD GREEN FARM, COPFORD GREEN - HLA WITH P/P					1												
78	FAS	TILE HOUSE FARM GT, HORKESLEY - HLA WITH P/P	30	18	13	25	19												
0	GTY	COLLOPS BARN, BROOK HOUSE ROAD, GTY - HLA WITH P/P				1													
0	GTY	ROBERTS FARM, FORDHAM ROAD, MTB - HLA WITH P/P						1											
0	GTY	BACONS FARM, BACONS LANE, CHA - HLA WITH P/P							1										
0	GTY	NORTON HALL FARM, BOARDED BARN ROAD, WKC - HLA WITH P/P								1									
0	HWD	GYPSY TRAVELLER SITE, SEVERALLS LANE NORTH OF A12 - HLA WITH P/P				12													
280	MIL	ROYAL LONDON, MILL ROAD - HLA WITH P/P	67	26	30														
157	MIL	CUCKOO POINT, SEVERALLS LANE - HLA WITH P/P		157	33														
0	MIL	LAND IN AXIAL WAY WEST OF THE POINT, DE GREY ROAD - Allocation WOPP																	
0	MIL	INGAUE ALLOCATION - Allocation WOPP																	
0	PTY	REAR OF 110 OAKLANDS AVENUE - HLA WITH P/P								1									
0	PTY	LAND REAR OF GABLE HAYS, BEECH ROAD - HLA WITH P/P				2													
0	PYE	SAMPSONS FARM, SAMPSONS LANE, PEL - HLA WITH P/P									3								
0	PYE	ADJACENT WATER TOWER, LAYER ROAD, ABB - HLA WOPP																	
0	STY	BETWEEN A12/ LONDON ROAD - Allocation WOPP																	
0	STY	DYERS ROAD / WARREN LANE ALLOCATION WOPP																	
0	STY	FIVEWAYS FRUIT FARM, ALLOCATION WOPP																	
0	TIP	GRANGE ROAD, ALLOCATION WOPP																	
0	TIP	LAND AT VINE FARM FRONTING GRANGE ROAD - Allocation WOPP																	
0	WMS	BARROW HILL FARM, EAST MERSEA ROAD - HLA WITH P/P																	
84	WMS	EAST ROAD, WEST MERSEA - HLA WITH P/P	8	13	12	7													
309	AND	HYTHE QUAYS, LIGHTSHIP WAY - HLA WITH P/P	53	20		20	20	20	17	20									
0	AND	JEWSONS SITE, HAWKINS ROAD - HLA WITH P/P				20	55	55	36	36									
0	AND	AIM HIRE, HAWKINS ROAD - HLA WITH P/P								33	30								
0	AND	LAND IN HAWKINS ROAD - HLA WOPP																50	
0	AND	REAR 150 ST ANDREWS AVENUE ACCESS VIA FOREST ROAD - HLA WITH P/P				1													
0	AND	REAR 158 ST ANDREWS AVENUE, FRONTING FOREST DRIVE - HLA WITH P/P					1												
0	AND	LAND ADJACENT TO 1 BRITTEN CLOSE - HLA WITH P/P									3								
0	AND	LAND REAR OF 164 TO 168 GREENSTEAD ROAD - HLA WITH P/P										4							
0	ANN	LAND ADJACENT TO 57 BROMLEY ROAD - HLA WITH P/P											1						
0	ANN	93 IPSWICH ROAD - HLA WITH P/P				2													
0	ANN	REAR 29 TO 45 GREENSTEAD ROAD, ADJACENT RAILWAY - HLA WITH P/P										4							
0	ANN	REAR 19 DILBRIDGE ROAD FRONTING COMPTON ROAD - HLA WITH P/P											1						
0	ANN	101 HARWICH ROAD - HLA WITH P/P																	
0	ANN	BENTLEY COURT, GREENSTEAD ROAD - HLA WITH P/P																	
0	ANN	44, 44A, 46 AND 46A PONDFIELD ROAD - HLA WITH P/P																1	
0	ANN	COALYARD SITE NORTH OF HYTHE STATION ROAD - HLA WOPP																40	

Colchester Borough Trajectory Table

1st APRIL 2010

		1041	518	628	877	981	994	901	882	947	901	819	910	
		PAST COMPLETIONS												
BUILT AT 31 MARCH 2010	SITE LOCATION	Ward	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
0	LAND BETWEEN 11 AND 19 NEWBRIDGE ROAD, TIP - HLA WITH P/P	BAW						8						
2	COLLINS GREEN, SCHOOL ROAD, MESSING - HLA WITH P/P	BAW	2	5										
13	ADJACENT ALL SAINTS CHURCH, HALSTEAD ROAD, EAG - HLA WITH P/P	BEG	12	1	3									
0	FIRMS, 50 LEXDEN ROAD - HLA WITH P/P	BEG			1									
0	ADJACENT TO 43 COLCHESTER ROAD - HLA WITH P/P	BEG				1								
0	WICKHAMS, BURES ROAD - HLA WITH P/P	BEG					1							
0	ROSAVILLE, WHITE HART LANE - HLA WITH P/P	BEG						1						
0	PART GARDEN OF 8 HALL ROAD - HLA WITH P/P	BEG					1							
0	68 AND 70 CHAPEL ROAD, WEST BERGHOLT - HLA WITH P/P	BEG		8										
0	28 BERECHURCH ROAD - HLA WITH P/P	BER			9									
0	LAND AT 103 TO 109 QUEENSLAND DRIVE - HLA WITH P/P	BER					7							
0	LAND ADJACENT TO 56 BERECHURCH HALL ROAD - HLA WITH P/P	BER					4							
0	90 BERECHURCH HALL ROAD - HLA WITH P/P	BER					10							
0	FORMER CHERRYTREE GARAGE, 17 BLACKHEATH - HLA WITH P/P	BER							13					
0	PART GARDEN OF 2A QUEEN ELIZABETH WAY - HLA WITH P/P	BER			1									
0	BRITANNIA CAR PARK, ST BOTOLPHS ST. - HLA WOPP	CAS									40	40		40
0	BT SITE, COWDRAY AVENUE - HLA WOPP	CAS												
260	CLARENDON WAY - HLA WITH P/P	CAS	75					24						
0	ST BOTOLPHS CULTURAL QUARTER - HLA WOPP	CAS				25	20							
0	97 HIGH STREET - HLA WITH P/P	CAS				9								
13	WATERSIDE PLACE, R/O SIEGE HOUSE, EAST HILL - HLA WITH P/P	CAS	13		11									
0	LAND AT EAST BAY MILL - HLA WITH P/P	CAS												
0	10 WILLIAMS WALK AND LAND TO REAR - HLA WITH P/P	CAS						8						
0	21 ST PETERS STREET - HLA WITH P/P	CAS							5					
0	JARMIN ROAD FORMER CBC DEPOT - HLA WOPP	CAS			20	20			14					
0	COWDRAY CENTRE, COWDRAY AVENUE - HLA WOPP	CAS												
0	38 QUEEN STREET - HLA WITH P/P	CAS									8			
0	VINEYARD GATE, ST BOTOLPHS - HLA WOPP	CAS								20	20			
0	MIDDLE MILL ALLOCATION IN LOCAL PLAN - HLA WITH P/P	CAS											7	
0	12 CROUCH STREET - HLA WITH P/P	CAS			1									
0	10 EAST STREET - HLA WITH P/P	CAS				1								
0	21 MAIDENBURGH STREET - HLA WITH P/P	CAS						3						
0	14 CROUCH STREET - HLA WITH P/P	CAS							1					
0	10 SHORT WIRE STREET - HLA WITH P/P	CAS							1					
0	35A NORTH HILL - HLA WITH P/P	CAS								1				
0	21 NORTH HILL - HLA WITH P/P	CAS									1			
0	34 EAST HILL - HLA WITH P/P	CAS			1									
0	LAND ADJACENT 9 WALTERS YARD - HLA WITH P/P	CAS				1								
0	THE GLOBE HOTEL, NORTH STATION ROAD - HLA WITH P/P	CAS					2							
0	68 HIGH STREET - HLA WITH P/P	CAS										2		

Colchester Borough Trajectory Table

1st APRIL 2010

1041 518 628 877 981 994 901 882 947 901 819 910

BUILT AT 31 MARCH 2010	SITE LOCATION	Ward	PAST COMPLETIONS																	
			2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20						
0	ADJACENT TO CEDARWOOD COTTAGE, LONDON ROAD - HLA WITH P/P	CWS			1															
0	LAND ADJACENT TO 53 LONDON ROAD - HLA WITH P/P	CWS				1														
0	COPFORD PLACE, LONDON ROAD - HLA WITH P/P	CWS																		12
0	CHURCH LANE, STANWAY - HLA WITH P/P	CWS			94	220	107	78	100											
0	LAND SOUTH OF BERRYFIELDS, COGGESHALL ROAD, DED - HLA WITH P/P	DAL			1															
0	LAND ADJACENT ASHGROVE COTTAGE, GROVE HILL, LAN - HLA WITH P/P	DAL				1														
0	RUSTY TILES, COGGESHALL ROAD, DED - HLA WITH P/P	DAL					1													
0	OAKDENE, LONG ROAD WEST, DED - HLA WITH P/P	DAL						1												
0	LAND ADJACENT ALEFOUNDERS BARN, WICK ROAD, LAN - HLA WITH P/P	DAL							1											
0	LECTURE HOUSE COTTAGE, COLCHESTER ROAD, DED - HLA WITH P/P	DAL								1										
0	WEST VIEW, LONG ROAD WEST, DED - HLA WITH P/P	DAL								1										
0	HALLFIELDS FARM, MANNINGTREE ROAD, DED - HLA WITH P/P	DAL									1									
0	THE GROVE, GROVE HILL - HLA WITH P/P	DAL									1									
0	WYVERN AND MAYTREE COTTAGE, CROWN STREET, DED - HLA WITH P/P	DAL					2													
0	SHORLANDS, COGGESHALL ROAD - HLA WITH P/P	DAL					2													
0	21 CHURCH STREET, ROWHEDGE - HLA WITH P/P	DON										1								
0	ROWHEDGE PORT AT END OF HIGH ST. - HLA WOPP	DON																		50
0	CARTERS VINEYARD, GREEN LANE, BOX - HLA WITH P/P	FAS				1														50
0	27 AND 28 STRAIGHT ROAD, BOX - HLA WITH P/P	FAS																		
0	GORSE COTTAGE, SPRATTS MARSH, GHK - HLA WITH P/P	FAS										1								
0	PROPERTY AT FREADS CORNER, LONDON ROAD, GHK - HLA WITH P/P	FAS																		
0	REAR 9 RAMPARTS COTTAGES, COACH ROAD, GHK - HLA WITH P/P	FAS																		
0	WESTWOOD COURT COTTAGE, LONDON ROAD, GHK - HLA WITH P/P	FAS																		1
0	CARLEF, IVY LODGE ROAD, GHK - HLA WITH P/P	FAS																		
0	BLACKSMITHS CORNER, IVY LODGE ROAD, GHK - HLA WITH P/P	FAS																		1
0	HOLMCROFT, HEMPS GREEN, FOR - HLA WITH P/P	FAS																		1
0	FORMER C OF E PRIMARY SCHOOL, CHURCH ROAD, BOX - HLA WITH P/P	FAS																		1
0	CROWN PIECE, CHURCH ROAD, FOR - HLA WITH P/P	FAS																		3
0	BROOK HOUSE FARM, BROOK HOUSE ROAD, GTY - HLA WITH P/P	GTY																		1
0	LAND AT TREGREHAN HOUSE, LOWER GREEN, GTY - HLA WITH P/P	GTY																		1
0	SERGEANTS FARM, FORDHAM ROAD, MTB - HLA WITH P/P	GTY																		1
0	BRICK COTTAGES, BROOK ROAD, ALD - HLA WITH P/P	GTY																		1
0	LAND ADJOINING PRIMROSE COTTAGE, SWAN STREET, CHA - HLA WITH P/P	GTY																		1
0	127 MERSEA ROAD - HLA WITH P/P	HAR																		9
1	3 D'ARCY ROAD AND LAND TO REAR OF 1 TO 5 - HLA WITH P/P	HAR					1													4
0	LAND ADJACENT 4 ROWHEDGE ROAD, OLD HEATH - HLA WITH P/P	HAR																		1
0	GAS WORKS AND TIMBER DOCK LAND, HYTHE QUAY - HLA WOPP	HAR																		
0	KING EDWARD QUAY NORTH OF DISTILLARY LANE - HLA WOPP	HAR																		
0	KING EDWARD QUAY AND HAVEN ROAD - HLA WOPP	HAR																		
0	LAND AT CAINOCK MILL, OLD HEATH ROAD - PE	HAR																		13

Colchester Borough Trajectory Table

1st APRIL 2010

		1041	518	628	877	981	994	901	882	947	901	819	910
		PAST COMPLETIONS											
		2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
BUILT AT 31 MARCH 2010	SITE LOCATION	Ward											
0	30 ST CLARE ROAD - HLA WITH P/P	LEX			1								
0	BETWEEN 164 TO 174 LEXDEN ROAD INCLUDING 172 - HLA WITH P/P	LEX					3						
0	LAND AT 79 LONDON ROAD - HLA WITH P/P	LEX						5					
4	FORMER SNOOKER CLUB, KING COEL ROAD - HLA WITH P/P	LEX	4	4									
0	ECC PARK ROAD DEPOT - HLA WOP/PIE	LEX					38		38				
0	101 LONDON ROAD - HLA WITH P/P	MKT			1								
0	5 LONDON ROAD - HLA WITH P/P	MKT			1								
0	SWIFT CONSTRUCTION GROUP LTD, NORTH LANE - HLA WITH P/P	MKT				1							
0	COACH HOUSE AND FORMER STABLES, 172 LONDON ROAD - HLA WITH P/P	MKT				1							
0	21 BURY CLOSE - HLA WITH P/P	MKT					1						
0	133 LONDON ROAD - HLA WITH P/P	MKT				2							
0	33 TO 37 LONDON ROAD - HLA WITH P/P	MKT				16		16					
430	FLAKT WOODS SITE, BRAISWICK - HLA WITH P/P	MIL	104	65	75	60	50	40	100	100	100	100	100
0	SEVERALLS HOSPITAL - HLA WITH P/P	MIL				50	60	60	30				
236	TURNER VILLAGE - HLA WITH P/P	MIL	4	23	27	50	60						
0	40 TO 42 NAYLAND ROAD - HLA WITH P/P	MIL				5							
0	REAR 181 MILE END ROAD, ACCESS HUGH DICKSON ROAD - HLA WITH P/P	MIL							1				
0	37 MILE END ROAD - HLA WITH P/P	MIL				1							
0	9 BRAISWICK - HLA WITH P/P	MIL					1						
0	35 BRAISWICK - HLA WITH P/P	MIL						2					
0	140 MILE END ROAD - HLA WITH P/P	MIL						2					
0	174 TURNER ROAD - HLA WITH P/P	MIL							4				
0	SOUTH OF ST PAULS HOSPITAL, BOXTED ROAD - HLA WITH P/P	MIL					6						
0	LAND REAR OF BROOK STREET - HLA WITH P/P	NEW								25	35	40	10
36	PAXMANS FORMER CLUB, HYTHE HILL - HLA WITH P/P	NEW								28	28		
0	ALLOTMENT GARDENS, BOURNE ROAD - HLA WOPP	NEW									10	20	20
0	NORTH SIDE OF MAGDALEN STREET - HLA WOPP	NEW						10	20	30			
0	SCRUBLAND HYTHE QUAY OPPOSITE THE SPINNAKER P.H. - HLA WOPP	NEW											
0	PAXMANS MAIN SITE, PORT LANE - HLA WITH P/P	NEW		60		45	36	36	11				
0	20 CANNON STREET FRONTAGE ON CANNON ROAD - HLA WITH P/P	NEW										11	
0	FORMER SHOP, 1B WINNOCK ROAD - HLA WITH P/P	NEW				3							
0	176 MAGDALEN STREET - HLA WITH P/P	NEW				1							
0	2B BARRACK STREET - HLA WITH P/P	NEW						1					
0	80 BUTT ROAD - HLA WITH P/P	NEW						1					
0	16 SPURGEON STREET - HLA WITH P/P	NEW							2				
0	ADJACENT TO 23 WINNOCK ROAD - HLA WITH P/P	NEW											
0	36 TO 38 MILITARY ROAD - HLA WITH P/P	NEW					3						
0	80 MAGDALEN STREET - HLA WITH P/P	NEW											
0	REAR CALVER HOUSE ADJACENT ARTILLERY STREET - HLA WITH P/P	NEW		3								12	
0	CO OPERATIVE SITE, WIMPOLE ROAD - HLA WITH P/P	NEW											6

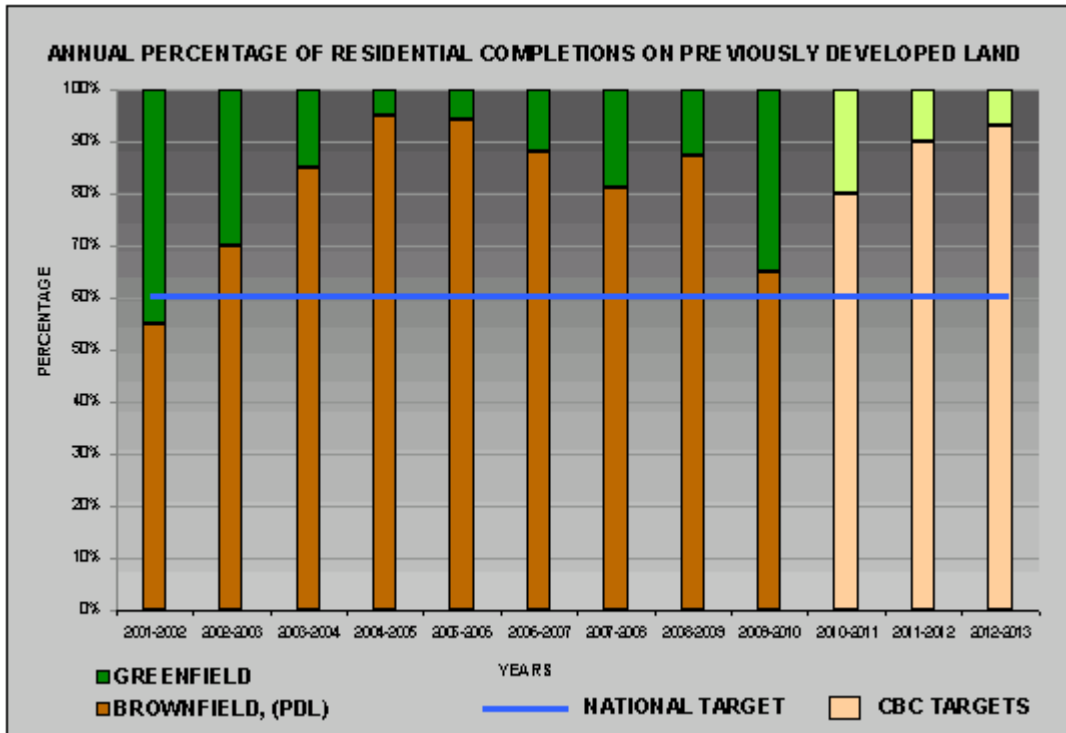
Colchester Borough Trajectory Table

1st APRIL 2010

		1041	518	628	877	981	994	901	882	947	901	819	910	
		PAST COMPLETIONS												
BUILT AT 31 MARCH 2010	SITE LOCATION	Ward	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
0	LAND BETWEEN 11 AND 15 CITY ROAD - HLA WITH P/P	WMS								3				
3	7 HIGH STREET NORTH AND GARDEN AREA - HLA WITH P/P	WMS			1									
0	LAND WEST OF BOUNDARY ROAD, UofE - HLA WOPP	WVC			50	50								
0	24 VINE FARM ROAD - HLA WITH P/P	WVC			1									
0	13 THE AVENUE - PE	WVQ											8	
0	LAND AT 47 BELLE VUE ROAD - HLA WITH P/P	WVQ						1						
0	ADJACENT TO GLANCE COTTAGE, DE VERE LANE - HLA WITH P/P	WVQ			1									
0	5 HIGH STREET - HLA WITH P/P	WVQ				2								
0	PAPA'S FISH AND CHIPS, EAST STREET - HLA WITH P/P	WVQ					2							
0	FORMER WORKS CORNER QUAY STREET / WEST STREET - HLA WITH P/P	WVQ			3									
0	140 HIGH STREET - HLA WITH P/P	WVQ										5		
0	CEDRICS, 1 THE AVENUE - HLA WOPP	WVQ									12	12		
36	COOKS SHIPYARD, WIVENHOE - HLA WITH P/P	WVQ	11	14	52	10								
0	GARRISON DEVELOPMENT - P1 - HLA WITH P/P	BER												
0	GARRISON DEVELOPMENT - P2 - HLA WITH P/P	BER												
198	GARRISON DEVELOPMENT - Q - HLA WITH P/P	BER												
289	GARRISON DEVELOPMENT - S1 - HLA WITH P/P	BER	96	30										
0	GARRISON DEVELOPMENT - S2s - HLA WITH P/P	BER			48	64	34							
0	GARRISON DEVELOPMENT - S2n - HLA WITH P/P	BER					12	49	40	45	35			
0	GARRISON DEVELOPMENT - C1 - HLA WITH P/P	CHR												
0	GARRISON DEVELOPMENT - H1/H2 - HLA WOPP	CHR						25	25					
62	GARRISON DEVELOPMENT - J - HLA WITH P/P	CHR	59	3	60	60	60	60	60	60	55			
0	GARRISON DEVELOPMENT - K1/K2 - HLA WOPP	CHR				14								
0	GARRISON DEVELOPMENT - A1 - HLA WOPP	NEW				45	40	40	40	45	50	60	60	60
0	GARRISON DEVELOPMENT - B1a - HLA WOPP	NEW				5	6	20	26	35	35			
0	GARRISON DEVELOPMENT - B1b - HLA WOPP	NEW												
0	GARRISON DEVELOPMENT - B2 - HLA WITH P/P	NEW												
30	GARRISON DEVELOPMENT - C2 - HLA WITH P/P	NEW												
0	GARRISON DEVELOPMENT - L/N - HLA WOPP	SHE				32	46	40	43	45	50			
242	GARRISON DEVELOPMENT - O - HLA WITH P/P	SHE	64	15	42									
	COMPLETED SCHEMES NO LONGER INDIVIDUALLY LISTED ABOVE		337	94										100
	SMALL SITE ALLOWANCE/WINDFALLS				0	0	0	0	0	0	0	0	0	
	Past Completions		1041	518										
	Projected Completions, (GREENFIELD)				128	87	65	20	7	152	350	420	430	410
	Projected Completions, (BROWNFIELD)				500	790	916	974	894	730	597	481	389	500
	Projected Completions by year (Total)				628	877	981	994	901	882	947	901	819	910

6.2.2	Percentage of new and converted dwellings on previously developed land	Indicator for Core Strategy Policies SD1, H1 and UR1
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Between 2009 and 2010, there was a gross of 539 permanent dwellings built in Colchester. A total of 353 of these dwellings were completed on previously developed land, accounting for 65% of all built dwellings.



Between 2009 and 2010, there were existing permissions for over 6,140 (gross) new homes and approximately 95% of these were on previously developed land (PDL). Completions on PDL for the current year have dropped below 80% of total housing delivery due to current greenfield developments in West Mersea and Great Horkesley.

6.2.3	Affordable housing completions	Indicator for Core Strategy Policy H4
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156 units of affordable housing were completed between April 2009 and March 2010. A total of 97 were affordable rented housing and 12 were shared ownership Registered Social Landlords (RSLs)

The year end figure of 156 affordable homes has exceeded the target set for the year by 28 homes and is 30.1% of all units provided. This year's result is also higher than the 2008/2009 figure of 120 homes. This is a very positive result especially in light of the current economic climate (National Indicator NI 155). It reflects the Council's success in bringing affordable housing projects on, including seeking grant funding where larger sites have stalled. The percentage of 30.1 compares to 11.5% in 2008/09 and 21.3% in 2007/08. However it does have to be acknowledged that cuts in funding available from the Homes and Communities Agency to subsidise housing is likely to have an impact on delivery of affordable housing in future years.

The Core Strategy provides that the Council will seek to secure 35% of new dwellings to be provided as affordable housing, with thresholds of 10 units in urban areas and 3 units in rural areas. This is a significant increase over the 2004 Adopted Local Plan target of 25% and a 25 unit threshold.

6.2.4	Percentage of affordable housing in rural areas	Indicator for Core Strategy Policies H4 and ENV2
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There were no affordable housing completions in rural areas between 2009 and 2010, which in part reflects the widely-experienced difficulties in delivering rural exception sites and the concentration of development on urban brownfield sites in the previous Local Plan. New Government policies are intended to address these issues through the Community Right to Build initiative and the Home on the Farm scheme, although there will be a time lag in delivering new homes using this method.

6.2.5	Number of new homes and employment development completed at ward level within Growth/Regeneration Areas (permissions only)	Indicator for Core Strategy Policy UR1
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Between 2009 and 2010 there were 69 residential units completed in a growth/regeneration area, with the low level reflecting the economic downturn. During this same period development of 59,868 sqm of non-residential land was also completed. The table below outlines the areas where this development took place.

Residential	Units
North Growth Area	0
Garrison Regeneration Area	48
East Colchester Regeneration Area	48
North Station Regeneration Area	64
Town Centre	0
Total	424
Non-residential	Sqm
Garrison Regeneration Area	59,868

6.2.6	Percentage of residential completions that are two or three bedroom properties	Indicator for Core Strategy Policy H3
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Between 2009 and 2010, 59.9% of residential completions were either two or three bedroom properties. The majority of residential completions were two bedroom properties (43.6%). This is a slight decrease from the previous year when 54.7% of completions were two bedroom properties. A further 11.9% of dwellings had four or more bedrooms at this time.

The longer term trends showing an increasing number of 2 bedroom properties is also influenced by the longer term demographic trends (e.g. smaller households), housing affordability trends (e.g. price of large houses is unaffordable to many), and sustainable development trends (e.g. compact urban form). The Core Strategy encourages a balanced mix of housing delivery to reflect demographic trends, housing needs and market demand. Core Strategy Policy H3 provides that applications for new housing should be guided by an appraisal of community context and housing need. The planning application process will accordingly be used to address any significant imbalances in the mix of housing sizes.

6.2.7	Gypsy and Traveller Issues	Indicator for Core Strategy Policy H5
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In January 2010, the caravan count showed that a total of 12 gypsy and traveller caravans were present in Colchester. This accounts for just 1.1% of the Essex total (a reduction from 1.4% in January 2009). It is estimated that 10 of these caravans were privately owned and on authorised sites with planning permission. Two other caravans were on sites that were unauthorised but tolerated.

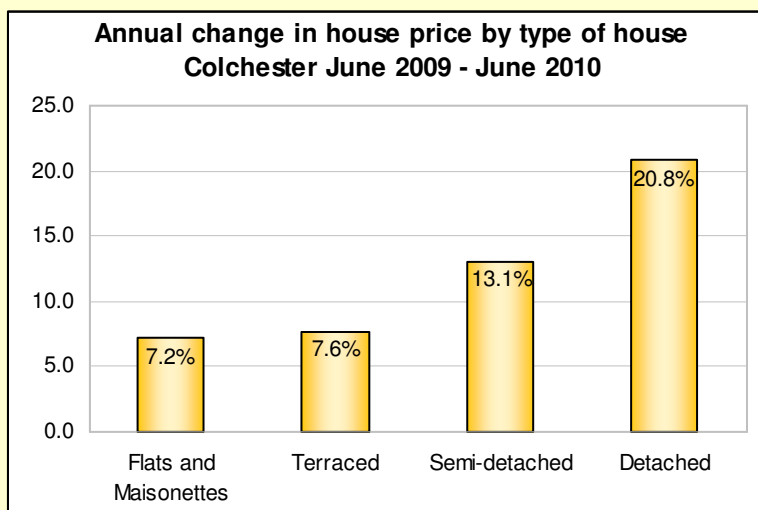
At 31st March 2010 there were planning permissions for Gypsy and Traveller Accommodation on 9 different sites within the Borough. This provides for a total permitted provision of 34 caravans. 12 of these caravans have been permitted on the Severalls Lane site. Some of the sites are currently subject to personal or temporary permissions. In addition to these planning permissions there is one site of 2 caravans where the use is tolerated and considered lawful due to the length of time it has occurred.

The above figures represent the total permitted number of caravans in the Borough. This may differ from the actual number of caravans present in the Borough at any point in time and explain any differences between the number of caravans permitted by planning applications and the number of caravans recorded in the caravan count.

The Core Strategy and Site Allocations DPD seek to identify sites to meet the established needs of gypsies, travellers and travelling show people in the Borough. The Core Strategy states that a suitable site for gypsies and travellers is being provided in Severalls Lane, North Colchester. Additional sites are identified in the Site Allocations DPD. These allocated sites are identified as suitable for a number of pitches. The size or capacity of a pitch will vary as explained in the Site Allocations DPD and therefore the allocated number of pitches cannot be directly compared to a specific number of caravans. The final version of Policy SA H2 allocates 30 pitches for Gypsy and Traveller Accommodation in the Borough. The policy also states that the Council will consider the need to allocate additional sites to provide for provision post-2011 in light of further government guidance and that any such review will have regard to the need identified in the Essex Gypsy and Traveller Accommodation Assessment (GTAA). Although no need for travelling show people has been identified, Core Strategy Policy H5 states that the matter will be kept under review.

6.2.8 Background Information

- At 1st April 2010 there were approximately 74,520 dwellings within the Borough of which 63,210 were privately owned. The average household size was 2.37 people per household in 2001 but it is estimated that this may have decreased in recent years due to the number of small properties being built.
- The average household price in June 2010 in Colchester was £209,187. This illustrates a significant increase from £177,431 in June 2009. In Colchester, the value of detached houses increased more than of any other property type, rising by 20.8% between June 2009 and June 2010. This was almost 8% more than the next largest increase, which was 13.1% for semi-detached properties. The average flat/maisonette property value rose by 7.2% (please see chart below).



- Between 2009 and 2010 there were 1,874 vacant dwellings in Colchester, a decrease from 2,492 the previous year.
- Between 2009 and 2010 13.0% of council homes were classified as 'non-decent' (797 properties). This means that there has been a reduction in the number of non-decent homes which is due mainly to improved data from stock condition surveys and work completed as an emergency (National Indicator NI 158).

- Between 2009 and 2010, 209 people were accepted as homeless by Colchester Borough Council. As of 1 April 2010 there were 4,591 people on the Colchester Borough Council Housing Register. This figure includes 1,395 transfer applicants which are excluded from the Housing Investment Programme (HIP) return.
- At the end of March 2010, there were 179 households in temporary accommodation. This means that the National Indicator NI156 target has been achieved with a considerable amount of positive work to prevent homelessness, and also work to help homeless people housed in our temporary accommodation move on quickly.

Potential Issues

Colchester's housing market continues to feel the effects of the economic downturn, although some parts of the sales market such as family homes have been less affected than others. Restrictions on lending continue to limit the entry of first-time buyers in particular into the market. The level of new planning applications remains at a low level, following the dramatic drop of the previous year. The delivery of the new A12 junction to be completed by 2011 together with the prospect of forward funding of related infrastructure is one measure which seeks to address the circumstances and will unlock major land supply (housing and employment land) in North Colchester.

6.3 Key Theme: ECONOMY AND BUSINESS

LDF Core Strategy Policies

- CE1 Centres and Employment Hierarchy – Will encourage economic development and will plan for the delivery of over 14,000 jobs in Colchester between 2001 and 2021. The Council will promote the redevelopment of existing mixed use Centres and Employment Zones, while focusing employment developments towards accessible locations.
- CE2 Mixed Use Centres – Will promote a mix of development types and scales in accordance with the Centre and Employment Hierarchy, and focus new retail and office development in or around the Town Centre.
- CE3 Employment Zones – Employment Zones will accommodate employment developments that are not suited to mixed use Centres, including industry, warehousing and business.
- UR1 Regeneration Areas – Enhance Colchester as a prestigious regional centre, to regenerate rundown areas, deprived communities and key Centres, with the purpose of building successful and sustainable communities.
- ENV2 Rural Communities – Will enhance the vitality of rural communities by supporting small-scale housing and employment development that will enhance the character of villages.

LDF Development Policies (Adopted in October 2010, to be monitored in subsequent years)

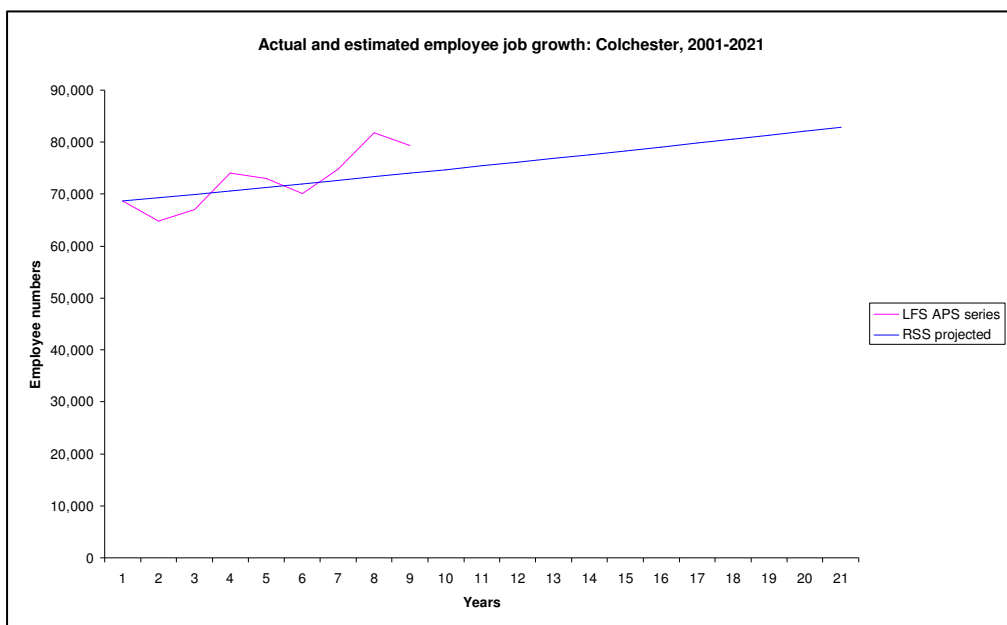
- DP1 Design and Amenity – Ensures that development is designed to a high standard, avoid unacceptable impacts on amenity and demonstrate social, economic and environmental sustainability.
- DP5 Appropriate Employment Uses and Protection of Employment Land and Existing Businesses- .Specifies appropriate employment uses within designated employment sites and zones and provides for safeguarded sites used for employment uses.
- DP6 Colchester Town Centre Uses -Ensures an appropriate balance of uses in the Town Centre and sets levels of retail use on streets frontages in the Inner and Outer Core.
- DP7 Local Centres and Individual Shops - Safeguards the primary retail role of Neighbourhood and Rural District Centres as well as providing criteria for safeguarding individual shops.
- DP8 Agricultural Development and Diversification- Provides support for existing agricultural uses and sets criteria for appropriate farm diversification proposals.
- DP9 Employment Uses in the Countryside -Supports appropriate employment uses in the countryside by providing criteria for conversions, extensions, replacement and new rural employment buildings.
- DP10 Tourism, Leisure and Culture – Provides criteria to encourage the development of appropriately located tourism, leisure and culture facilities.

Overview

Providing jobs for Colchester's growing community is a central objective of the Core Strategy. It assumes a floor target of approximately 14,200 employee jobs, although many jobs have already been created since 2001. The Council cannot deliver the additional employment directly, but it can help to protect existing employment, stimulate new employment-generating developments and accommodate these in the most suitable locations. To help deliver employment, the Borough will need to take advantage of growth employment sectors and minimise job in declining sectors.

Currently the Borough is on track to achieve the job target total; the chart below illustrates Annual Population Survey (APS) job growth to date (2009 is the most recent figure) against the projected target. (The previous Labour Force Survey (LFS) was in 2004 with this data set).

Major employment-generating projects in the Regeneration Areas and Employment Zones will boost progress towards the target as they come on-stream over the next few years.



RSS – Regional Spatial Strategy

The Council commissioned studies for the Core Strategy for projected growth in retail, business and employment, and used this evidence to plan and facilitate future economic development and employment delivery in Colchester. Over the 2006 to 2021 period, the borough will need to accommodate the following development:

- 67,000sqm (net) of retail floorspace, predominantly in the Town Centre (Retail Study, Feb. 2007)
- 106,000sqm (gross) of office floorspace (Use Class B1a & B1b), predominantly in the Town Centre and at the University Research Park. (Employment Land Review, May 2007)
- 45,000sqm (gross) of business floorspace (excluding offices), predominantly in Strategic Employment Zones (Employment Land Review, May 2007)

The Borough is well connected to the strategic road, rail, air and port networks between London and East Anglia and the Region and the European continent. Express rail travel to London from the Borough is only 45 minutes journey time; Stansted Airport is 40 minutes drive –time away while Colchester is within the Haven Gateway and its three commercial ports which collectively form the largest near-sea and deep-sea container port complex in the Country with a significant roll-on, roll-off and passenger ferry function. These three ports, Harwich, Ipswich and Felixstowe, are of national and regional economic importance for trade and as transport gateways. This strategic position has meant the Borough has been a magnet for growth resulting in a healthy and vibrant economy with the average (mean) gross household income level to be £31,396 per annum. However, the median income is noticeably lower than the mean (at £23,874 per annum).¹²

In 2008 (latest data), the Department for Communities and Local Government reported that Colchester contained 388,000 sqm of retail floorspace and, 226,000 sqm of office floorspace. The Borough also held 342,000 sqm of factory floorspace and 318,000 sqm of warehouse floorspace. The overall stock of floorspace reported in 2007 totalled 1,329,000 sqm, a fall of 32,000 sqm over the total for 2007.

¹² Braintree, Chelmsford & Colchester Strategic Housing Market Assessment. - 3,200 randomly selected households surveyed in March/April 2007.

In order to fulfil Core Strategy 2021 targets, the Borough will need to provide a further 48,259 sqm of retail floorspace in the town centre. Vineyard Gate is programmed to deliver a significant amount of new retail space to address this target.

Use Class Order Examples

The following table of examples will help to explain the data within this chapter.

Use Class	Examples
A1	Shops, post offices, travel/ticket agencies, sandwich shops, hairdressers, funeral directors, dry cleaners, internet café.
A2	Professional and financial services, banks, building societies, betting shops, estate and employment agencies.
B1	Offices not within class A2. Research and development of products or processes, laboratories, light industry.
B1a	Offices not within class A2.
B2	General industry.
B8	Use for storage or as a distribution centre.
D2	Assembly and leisure. Cinemas, concert/dance halls, sports halls, swimming pools, skating rinks, gymnasiums, other indoor and outdoor sport and leisure uses.

6.3.1	Amount of floorspace developed for employment by type (sqm).	Indicator for Core Strategy Policies CE1, CE2 and CE3
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The purpose of this indicator is to show the amount and type of completed employment floorspace (gains and losses and net balance).

	B1a	B1c	B2	B1-B8	Total
Gains	32,163	0	224	39,511	71,898
Losses	580	573	558	0	1,711
Net balance	31,583	-573	-334	39,511	70,187

The previous year saw an overall loss of 40,609 which was attributable to the former Flakt Woods site for residential development, redevelopment of the former Paxmans site for housing and the clearance of part of the Cowdray centre site for future mixed use. The current year's significant increase in B1 space reflects completion of projects within the Garrison Regeneration Area.

During 2010 the North Colchester Business Incubation Centre (BIC) has been constructed on a site next to the A120 on the Colchester Business Park. Phase one of the development has provided a building of 1,309 sq metres. A total of 28 incubation units have been created for occupation in January 2011.

6.3.2	Amount of floorspace developed for employment by type, which is on previously developed land (PDL) (sqm).	Indicator for Core Strategy Policies SD1, CE1, CE2, CE3, UR1
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The purpose of this indicator is to show the amount and type of completed employment floorspace (gross) coming forward on previously developed land (PDL).

	B1a	B1c	B2	B1-B8	Total
Gross on PDL	23,913	0	224	39,122	63,259
% on PDL	74%	0	100%	99%	88%

Comparing the total of PDL completed floorspace above with the gross floorspace in the preceding table, it is significant to note that only 25% of all new employment floorspace was achieved on brownfield sites – a notable fall from the previous year’s level of 95%. However, this has been due to important developments coming ‘on stream’ in North Colchester (Axial Way and Ardleigh roundabout) where well-located Greenfield land provides a sustainable location. ‘Pipeline’ regeneration activity in the Town Centre and North Station Regeneration Area will raise the share of floorspace development on PDL in future years.

6.3.3	Employment Land available by type (Ha)	Indicator for Core Strategy Policies CE1, CE2 and CE3
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The purpose of this indicator is to show the amount and type of employment land available.

	B1a	B1c	B2	B8	B1-B8	Total
Extant Planning Permissions	11.53	-0.08	1.73	14.9	6.36	34.44
Extant Allocations	0	0	0	0	29.15	29.15

Between April 2009-March 2010 a total of 34.44 hectares of land were classed as permissions on employment land (B1-B8), with the best supply available for office and distribution uses.

6.3.4	Total amount of floorspace for ‘town centre uses’ (sqm)	Indicator for Core Strategy Policy CE2a
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The purpose of this indicator is to show the amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area.

(i) Town Centre areas				
	A1-A2	B1a	D2	A1-D2 Total
Gains	0	0	0	0
Losses	0	0	0	0
Net balance	0	0	0	0

(ii) Local authority area				
	A1-A2	B1a	D2	A1-D2 Total
Gains	31,751	32,163	0	63,914
Losses	736	580	0	1,316
Net balance	31,015	31,583	0	62,598

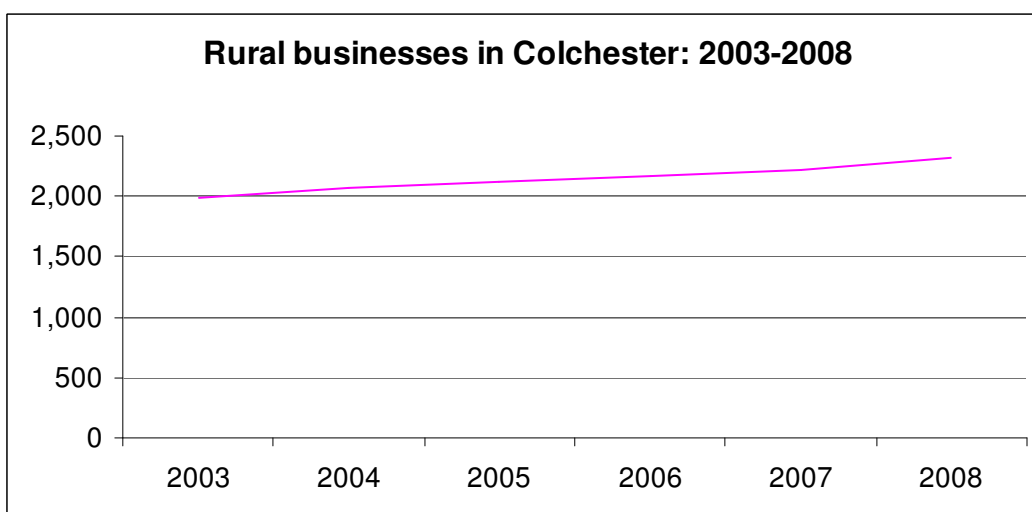
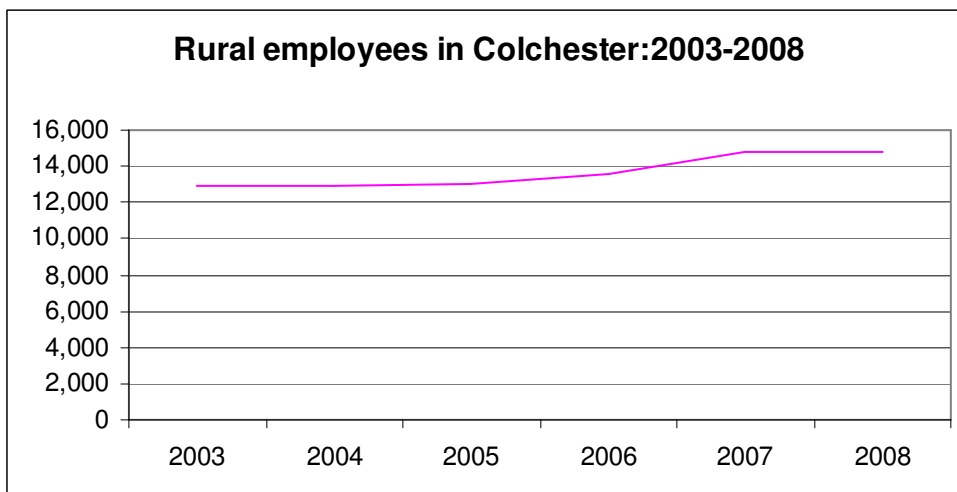
The net balance of employment floorspace shows a very healthy overall level of increase for 2009-10, particularly given the current economic climate and the previous year’s smaller level of net balance of 9,208 sqm, although the effects of the economic downturn can be seen in the nil return for the Town Centre. The commercial property market for Town Centre existing property is however buoyant and vacancy rates were 8% in October 2010 (source: Colchester

Retail Business Association CORBA) which is below national averages of approximately 12-13%. A major refurbishment projects was completed for the Lion Walk shopping precinct. Culver Square became fully let once again following the departure of two major tenants who were casualties of the economic downturn and further renovation works are programmed.

6.3.5	Number of jobs in rural areas	Indicator for Core Strategy Policy ENV2
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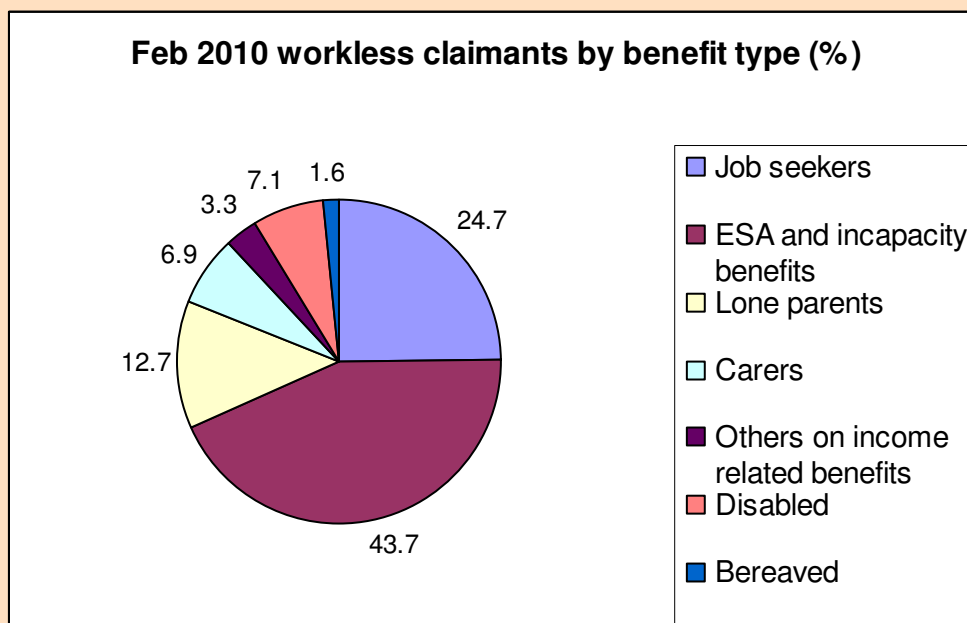
The purpose of this indicator is to show the amount of jobs and number of employees in the rural areas of Colchester (wards defined as predominantly rural).

2,318 businesses were recorded in rural wards of Colchester in 2008 employing 14,744 people, which compares to the 2003 figures of 1,986 businesses employing 12,939 people. The share of Colchester’s total businesses (strictly, “workplaces”) that are located in the rural areas is almost exactly proportionate - varying between 33% and 35% - to its share of the Borough’s population. The small but steady upward trend in rural job growth over the period suggests that the Borough’s approach to rural employment is compatible with the generally supportive approach to rural business in PPS4 and the development of an appropriate balance between employment and countryside protection.



6.3.6 Background Information

- From April 2009 to March 2010 data from the Annual Population Survey estimated the number of economically active people in Colchester at 73.1% of the working age population. This figure was notably lower than the regional figure of 78.9% as well as the Great Britain average of 76.5%. The Colchester numbers were 92,400 of which 86,800 are in employment composed of approximately 75,000 employees and 11,000 self employed plus 6,300 people who are unemployed. The latter figure (6.8% of the economically active population) was slightly lower than the East (6.6%) but significantly lower than the GB (7.9%) average.
- Year on year, between Jan-Dec 2008 and Jan-Dec 2009 there was a decrease of 1,500 in the estimate of economically active people of working age, from 98,000 to 96,500 people.
- Comparing the above years for the economically active estimated as unemployed, these figures increased from 4,300 (4.4%) to 6,200 (6.5%).
- Department for Work and Pensions (DWP) data for Job Seekers Allowance (JSA) claimants in September 2010 (most recent data), calculated a total of 3,093 claimants (965 female and 2,128 male) Compared to September 2009 data of 3,507 JSA claimants (982 female and 2,525 male), this shows a fall of almost 12%
- Data from the Annual Population Survey (Jan 09- Dec 09) estimated 23.2% of Colchester's working age population as inactive (28,200 people). However, 29.2% of working age females were in this category, and only 17.5% of males. Of the economically inactive population 6.3% (7,700) were inactive-wanting a job and 14% (20,500 people) were inactive- not wanting a job.
- DWP data shows that in February 2010, 13,140 (11.1%) of Colchester's working age population were claiming worklessness benefits, compared to 13,400 (11.4%) of the working age population in February 2009. The chart below shows the benefit types claimed by the Colchester workless population, with Employment Support Allowance (ESA) and incapacity accounting for 43.7% of all claims, followed by 24.7% JSA claimants (compared to 26% JSA last year).



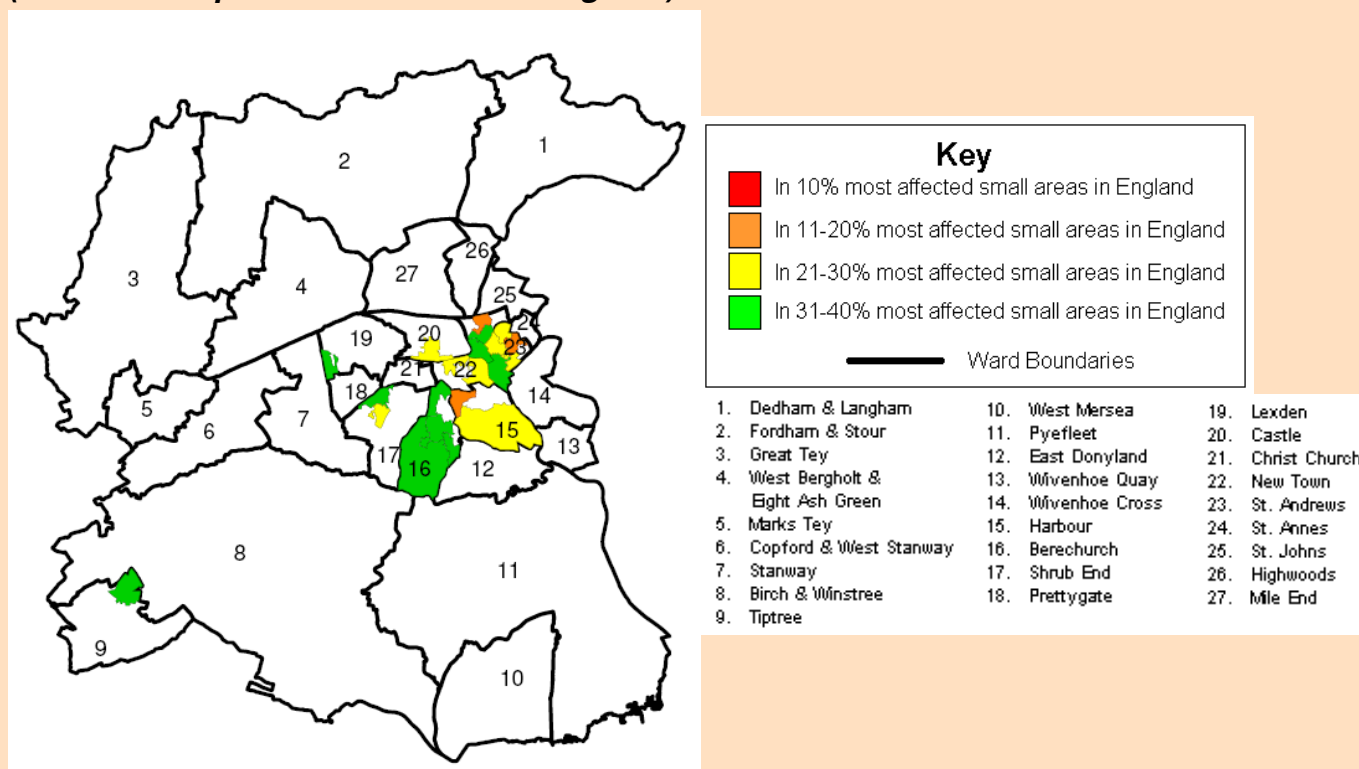
- Annual population Survey Apr 2009- Mar 2010 data shows that by occupation, the largest number of Colchester's working age population, at 21,300 (24.6%) were employed as Managers and Senior Officials, and by 24.6% of the population. Associate professional and technical occupations made up the second largest number of working age employees, at 13,700 (15.8%). Professional occupations were the third highest employee group in Colchester, making up 12,000 employees (13.8%).

By industry, Colchester's population are increasingly largely employed in the service sector. ABI data for 2008 - the most recent year - calculated 62,000 employees (86.1%). While 7.6% of the population are employed in manufacturing (less than in the previous year) and 5.0% were employed in construction (Total does not sum to 100 due to rounding).

- Tourism was worth £200.3m, to the Borough economy in 2008, which is a rise of 217% from £63.1m in 1993.
- Tourism supports more than 6,000 jobs in the Borough – this has risen by 75% since 1993.
- Colchester attracted over 4.4m visitor trips in 2008. This is a 56% rise on the 1993 figure of 2.8m visitor trips. This can be broken down as follows:
 - 59,000 staying trips taken by overseas staying visitors;
 - 219,000 staying trips taken by domestic staying visitors; and
 - 4.1m day trippers.
- In 2008, it was estimated that there were 88,000 jobs in Colchester. This equates to a job density of 0.76, i.e. the ratio of total jobs to working age population. This was slightly lower than the Eastern job density of 0.77 and a slight increase from 87,000 in 2007.
- In 2007, there was a stock of 5,445 VAT registered businesses in Colchester. In this year there were 505 registrations and 435 deregistrations.
- Educational achievement in Colchester is generally good. The working age population is defined as those aged between 16 and 64 years, male and female). Between January 2009 and December 2009, approximately 32,800 residents were qualified to NVQ4 level or above (HND, Degree and Higher Degree level qualifications or equivalent), accounting for 27.0% of the working age population. This is similar to the Eastern figure of 27.3%. A further 82,600 people were qualified to NVQ2 level and above (5 or more GCSEs at grades A-C, intermediate GNVQ, NVQ 2, intermediate 2 national qualification (Scotland) or equivalent), accounting for over two thirds of the working age population (68.1%).
During this time period the number of people in Colchester with no qualifications at all stood at 9.4% (11,400 people).
- Colchester has just three wards that contain small areas amongst the 20% most deprived in England on the Index of Multiple Deprivation 2007 (IMD07). Nine of Colchester's wards contain small areas (L-SOAs) in the 20% most deprived in East of England. The ward with the greatest proportion of its small areas amongst the 20% most deprived in East of England is St Andrew's (83% of its small areas), whilst the most deprived small area in East of England is St Anne's Estate in St Anne's ward, ranking 4,032 most deprived in England on the IMD07.
St Andrew's was the only ward in Colchester to have all of its small areas amongst the 20% most deprived in Essex in terms of children living in poverty. However, the most affected small area in terms of child poverty was St Anne's Estate in St Anne's ward (see map below).

Deprived small areas in Colchester wards (Indices of deprivation 2007)

(40% most deprived small areas in England)



In July 2010 the Haven Gateway Partnership commissioned 'Centre for Cities' to undertake some research about how the economic performance of Colchester, Ipswich and the local authorities comprising the Haven Gateway sub-region rank in comparison to English cities. The analysis uses a typology of economic performance developed in a recent report, Private Sector Cities: a new geography of opportunity. The study categorises the economies of England's cities as buoyant, stable or struggling. Centre for Cities considered that if Colchester was included in England's list of 56 cities, it would rank as one of the country's most buoyant economies. Between 1998 and 2008, the number of private sector jobs in Colchester grew by 11.5 % (which would have been the ninth highest percentage growth of any city in England).

Potential Issues

The key sustainability issues for economic well-being in the future centre around maintaining a healthy, vibrant and diverse economy that can successfully weather the challenges of the economic downturn.

Sustainable economic growth for the future will continue to involve matching the needs of the local workforce and urban employment and regeneration areas with the opportunities for growth and inward investment presented by Colchester's regional status as a major employment hub accessible both to London and Europe.

No less important is policy support for the rural economy which has been affected in recent years by falling incomes from farming. As a significant part of the Borough's area – around two-thirds - is rural, there is a need to encourage revitalisation of the rural economy including farm diversification schemes. More importantly, improving access in rural areas to non-land-based jobs and services will contribute significantly to this aim.

Improved transportation and attractive travel links are a major issue for Colchester and it is essential that planning for transport is an integral part of the whole Local Development

Framework, including the location of jobs near homes to reduce the need to travel. It is particularly important to improve and maintain Colchester's transportation infrastructure so that the Borough can continue to attract businesses, employees, shoppers and tourists, therefore boosting the local economy. No less important is the ability of Borough businesses and residents to obtain Next Generation Access to Information and Communication Technology and the increasing growth of home-working and home-based enterprises requires Colchester to make a step-change in digital connectivity.

Public Sector funding has been secured to deliver the new A12 Junction which will allow for the future release of land for housing and employment. Access to the North Colchester Park and Ride will be from this junction. The junction is scheduled to open in early 2011. Other transport developments include efforts to support an increase use of public transport together with investment in improved cycleways for the urban area are scheduled.

The Core Strategy provides for five major regeneration sites in the Borough, each of which will significantly contribute to employment and business growth. Within these areas the provision of attractive, accessible and flexible business premises will also help generate new investment opportunities and encourage businesses to remain in Colchester. The tourist industry also shows steady growth. The Town Centre remains the key focus for improvement and developments there include First Site: New Site Visual Arts Facility in the Town and its adjoining development, the Cultural Quarter, with hotel and restaurant developments and the planned development of Vineyard Gate as a major retail complex.

6.4 Key Theme: TRANSPORTATION

LDF Core Strategy Policies

- TA1 Accessibility and Changing Travel Behaviour – Will work with partners to improve accessibility and change travel behaviour as part of a comprehensive transportation strategy for Colchester.
- TA2 Walking & Cycling – Will work with partners to promote walking and cycling as an integral, highly sustainable means of transportation.
- TA3 Public Transport – Will work with partners to further improve public transport and increase modal shift towards sustainable modes.
- TA4 Roads and Traffic – Will work with partners to accommodate necessary car travel, manage demand in urban areas, and facilitate freight and servicing.
- TA5 Parking – Will work with partners to ensure that car parking is managed to support the economy and sustainable communities.

LDF Development Policies (Adopted in October 2010, to be monitored in subsequent years)

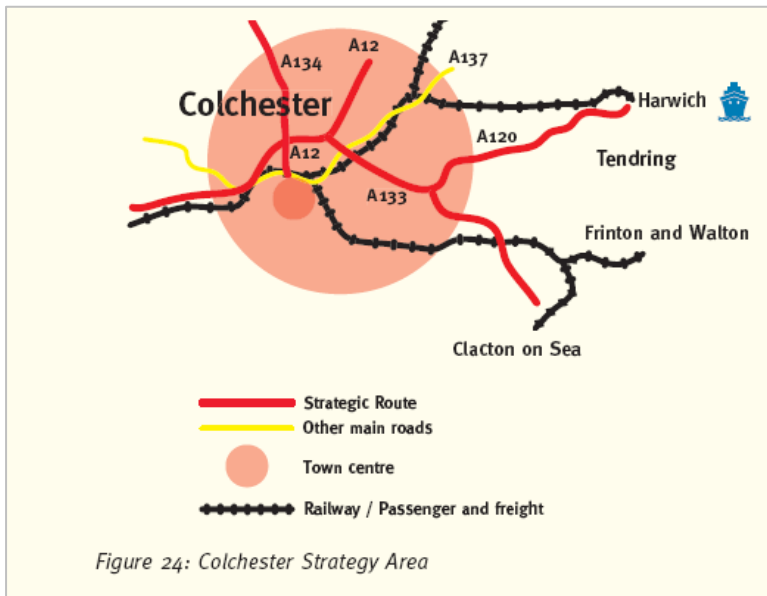
- DP17 Accessibility and Access – Requires that all development should seek to enhance accessibility for sustainable modes of transport by giving priority to pedestrian, cycling and public transport access. A Travel Plan and/or Transport Assessments will be required for proposals with more significant traffic generation impacts.
- DP18 Transport Infrastructure Proposals – Ensures that developments that provide transport infrastructure, such as Park and Ride, freight servicing, new highway network improvements and new public transport facilities, are appropriately located, justified and environmental acceptable.
- DP19 Requires new development to have regard to the Vehicle Parking Standards developed by Essex County Council.

Overview

The Borough is connected to a comprehensive network of major roads via the A12 and A120, which provide routes to London, the M25, Harlow and Cambridge. The Borough also lies in close proximity to the major seaport of Harwich (20 miles) and Stansted Airport (30 miles). As a Regional Interchange Centre, public transport provision includes extensive rail and bus services. This consists of:

- six railway stations with train services to destinations to London and Norwich on the mainline as well as links to Cambridge, Clacton etc on the branchlines, operated by National Express East Anglia,
- a network of frequent bus services across the urban area linking key services, principally operated by First and Network Colchester
- a number of other complementary bus services provided by a number of operators linking to other towns e.g. Chelmsford and Clacton, rural locations and dedicated services including to schools, for football matches and supporting Colchester's night time economy, and
- inter-urban coach services linking to destinations across the UK including London, Stansted airport and Liverpool.

Colchester has been awarded Cycling Town status to improve levels to cycling and is part of the National Station Travel Plan Pilot initiative.



The key routes within the Borough are shown on the map above. The Borough has a large rural hinterland, which contains small villages, while many of them have access to public transport, routes and frequency of service are issues for many areas.

Engaging with the community as part of Colchester's Core Strategy development has illustrated that transportation and traffic issues are very high up on the public's list of priorities. Alongside Colchester2020, Colchester's Local Strategic Partnership, the Core Strategy aims to address these current issues and provide a much improved transport system that provides more choice and manages congestion.

Most of the congestion on the road network occurs in the peak hours. There are more localised problems at other times eg. Saturday mornings. The operation of the bus network is greatly hampered by the traffic congestion. Locations where there is congestion include:

- Town centre and approaches from the east and west
- Junctions along the A133 Cymbeline Ave/Cowdray Avenue/St Andrews Avenue between Spring Lane and Greenstead Roundabouts
- Ipswich Road Severalls Lane junction
- Junctions around the North Station area

The issue with the A12 is maintaining reliable operation along a route with heavy traffic. Between junction 25 Marks Tey and junction 27 Colchester Spring Lane traffic flows are approximately 70,000 vehicles per day and are in excess of capacity. The Highways Agency has concerns about the capacity on this section of the A12, and management of the junctions. As such they were part of the partnership that developed a travel plan for North Colchester Business Park to help manage capacity on the A12 and at the Crown Interchange .

The LDF Core Strategy sets out the borough council's approach to transport, which seeks to change travel behaviour to manage demand, especially of peak hour car traffic. Certain major infrastructure is to be provided through development in north and west Colchester. Park and Ride is to be provided in north Colchester and a planning application for these proposals is expected to be submitted in late 2010 Improvements for cycling and public transport are also being sought along with initiatives to reduce traffic in the town centre. The Council's current car parking strategy aims to find a balance between supporting town centre vitality; minimising peak hour journeys; and set a robust but responsive pricing structures that also supports car park running and refurbishment costs. A range of special parking offers is available that

compare favourably to Colchester’s competitive towns. These have been commended by traders’ groups and comments provided will result in further revisions to off-peak stays and Christmas parking offers.

Colchester Borough Council, working in partnership with Essex County Council and the 2020 Local Strategic Partnership (LSP), has secured Cycling Town status for Colchester with more than £4.2 million to promote cycling in Colchester. Infrastructure improvements have been made to the;

- Highwoods cycle route - linking together Colchester Station, the Community Stadium and the town centre.
- Greenstead cycle route – linking the University, Greenstead and the town centre
- Garrison cycle route – linking the large new residential area with the new garrison and the town centre
- Improvements to the Lexden Route out to the west of the town centre
- Bikeability cycle training is now being delivered to primary and secondary schools. A marketing and media campaign supports the programme of activities.

The Colchester Station Travel Plan is now in its second year. After the successful launch many initiatives have been implemented including

- Web site hosting all the latest information
- Secure cycle parking provided, as well as increase in cycle parking
- Leaflets showing station users the best cycle routes to the station and the cycle parking
- “i-kiosk” installed to give passengers information to help with their onward travel.

Funding has been secured through the National Station Improvement Plan, the Cycling Town Project and Local Transport Plan to change access and make improvements to the station. This will include new ticket halls on the north and south side, better access to the station by bike, better bus shelters and bus passenger information

Public Sector funding was secured to deliver the new A12 Junction which will allow for the future release of land for housing and employment. Access to the North Colchester Park and Ride will be from this junction. Work on the junction started in December 2009 and is scheduled for completion in Spring 2011.

Transport and Accessibility Indicators

A number of the indicators below are linked to data collected for the Essex Local Transport Plan (LTP) or the Local Area Agreement. As a result of changes to the National Indicator set and LTP3 there are likely to be revisions to what is monitored, and how, in future.

6.4.1	Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre	Core Strategy Indicator for Policies SD1 and SD2
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At least 97% of the new residential developments were within 30minutes of a GP, hospital, primary and secondary school, employment and a major retail centre. Of the 518 dwellings completed (net) in 2008/09 at most only 15 were more than 30 minutes by public transport from the identified places.

6.4.2	To obtain an agreed Travel Plan for all major commercial/community developments	Core Strategy Indicator for Policy TA1
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Colchester has 40 agreed travel plans through major development applications and 16 members of the Colchester Travel Plan Club including;

- Colchester Borough Council;
- Essex County Council;
- University of Essex;
- Colchester Institute;
- Colchester Garrison;
- Palladian Press;
- Defence Support Group;
- North East Essex Primary Care Trust (NEEPCT);
- Colchester Hospital University NHS Foundation Trust (CHUFTS),
- North Colchester Business Parks;
- Colbea ([Colchester Business and Enterprise Agency](#))
- Mosaic Publicity;
- Mercury Theatre;
- Whybrow;
- LEPR Health in Action;
- North Colchester Business Parks area travel plan (Includes Colchester football stadium)

The 2010 Travel Plan Club members' survey of staff showed that between 2009 and 2010, 3% of respondents changed from mainly driving alone to work to mainly travelling to work using sustainable transport and that this change was influenced by their organisations Travel Plan. A further 1% introduced a form of sustainable transport into their journey to work for some journeys instead of driving alone. The total % of staff mainly driving to work alone reduced from 56% to 53%.

There continues to be scope to encourage further change. The Travel Plan Club now has a full range of incentives including discounts on season tickets and short term tickets for bus and train travel, marketing material to promote sustainable transport in the form of maps, events and publicity material and can offer advice and best practice to members for example implementing the Cycle to Work scheme, car share schemes and pool vehicles.

6.4.3	Comparison of long and short stay car parking demand and duration in public car parks in the Town Centre (with a view to reducing long stay)	Core Strategy Indicator for Policy TA5
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This data comes from the Parking Service Financial Model which takes information from ticket sales from each Colchester Borough Council operated town centre car park. Short stay parking is for 4 hours or less. In 2008/09 the data was indexed to 100. A decrease to 75.3 has been recorded in 2009/10 showing a reduced demand for long stay parking proportional to short stay.

6.4.4	Annualised indicator of Cycling Trips (increased to reflect Colchester's cycle town status).	Core Strategy Indicator for Policies TA1, TA2 and PR2
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From data collected in November 2009 at 13 counter sites around the town there were 47,621 cycle trips counted. The highest number of cyclists counted so far is July 2010 with 69,497 cyclists. Further count sites have been added but appear not to give reliable results at this time.

6.4.5	Motor vehicles entering Colchester on the main radial corridors	Core Strategy Indicator for Policies TA1, TA2, TA3, TA4, TA5
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Performance – 28,673 vehicles entered Colchester daily in the peak period in 2009 (ECC LTP Indicator 12b). This is below the target value of 33,000.

The level of cars entering Colchester in the morning peak has shown a small increase against 2008, but it is still below the level recorded in 2007 of 29,321. However, congestion still occurs at certain junctions at certain times causing frustration to local residents and businesses.

6.4.6	Mode share of journeys to school (to reduce the % of pupils aged 5-16 travelling by car)	Core Strategy Indicator for Policies TA1, TA2, TA3, TA4 and PR2
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Car/Car Share/Taxi	26% (30%)
Walk	54% (52%)
Bus	14% (15%)
Cycle	4% (3%)

The above data is taken from the PLASC database for schools in Colchester based on a survey of 22,476 pupils (Essex values in brackets). 86% of Colchester schools have adopted a travel plan that encourages the use of more sustainable travel options for journeys to school, this compares to 87% of Essex schools.

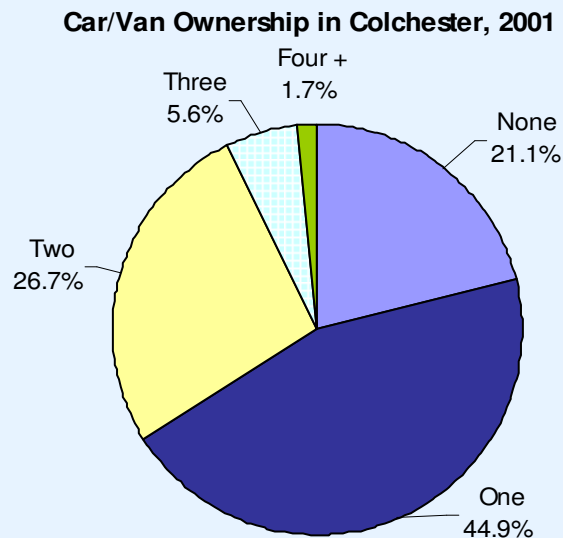
6.4.7	Number of bus passenger journeys on selected routes (increase use of public transport on selected routes)	Core Strategy Indicator for Policies TA1 and TA3
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Since the completion of the Public Service Agreement (PSA) the data that informed this indicator is no longer collected Overall bus passenger numbers are only measured on an Essex-wide basis and a breakdown for Colchester cannot be provided. Alternative methods of data collection are being investigated for future years to support monitoring of bus usage.

6.4.8 Background Information

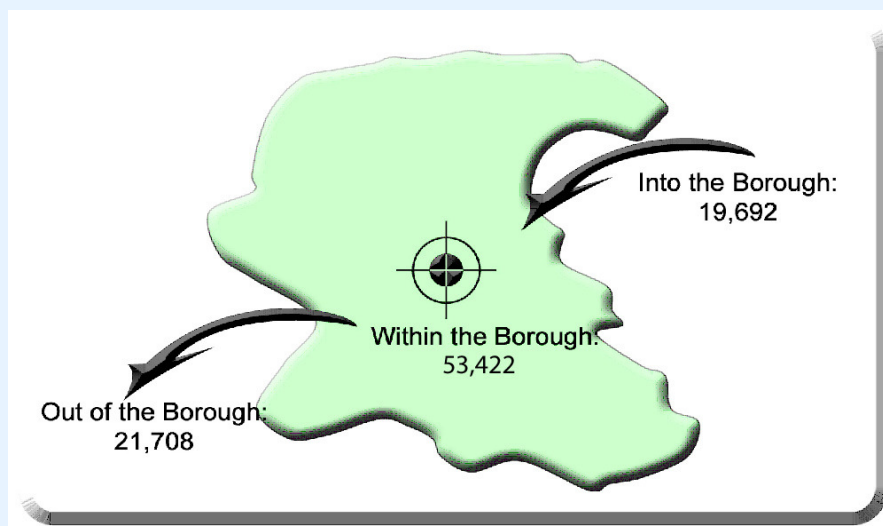
In order to understand Colchester's commuter patterns more accurately, a significant amount of work has been carried out within the Council on 'Travel to work' data, collated as part of the 2001 Census. Data shows that:

- The Borough has high levels of car ownership. In 2001, 63,706 households owned a car compared to 13,473 households who did not own a car. The pie chart below shows this breakdown in more detail.



- The car is the most popular method of transport used by residents in the Borough to travel to work. In 2001, 41,528 people used the car, as opposed to 5,210 who used the train and 4,587 that travelled to work by bus.
- There were 94,822 work related trips within, to or out of the Borough in 2001. There were 75,130 employed residents in the Borough who either work within or outside the Borough. 53,422 (71%) of employed residents make an internal trip (from any ward in Colchester to any ward in Colchester).
- In addition, 21,708 (29%) of employed residents leave the Borough – 25% to Greater London, 16% to Braintree District, 14% to Tendring District and a further 12% to Chelmsford Borough.
- It was also estimated that 19,692 people come in to Colchester – 45% (8,767) coming from Tendring District alone.
- In 2001, Colchester was a net exporter of 2,016 employees.

Trips in and out of the borough



6.5 Key Theme: ENVIRONMENT AND HERITAGE

LDF Core Strategy Policies

- SD1 Sustainable Development Locations – Will promote sustainable development and regeneration to deliver at least 14,200 jobs between 2001 and 2021 and 19,000 homes between 2001 and 2023. Growth will be located at the most accessible and sustainable locations.
- UR2 Built Design and Character - Will promote and secure high quality, inclusive design in all new developments that makes better places for residents and visitors and conserves and enhances the built character, historic assets and public realm of the Borough.
- PR1 Open Space – Will maintain strategic green links between the rural hinterland, river corridors, and key green spaces, while also providing a network of open spaces and recreational opportunities that meet local community needs and facilitates active lifestyles.
- ENV1 Environment – Will conserve and enhance Colchester’s natural and historic environment, countryside and coastline. The network of strategic green links between the rural hinterland, river corridors, and key green spaces and areas of accessible open space that contribute to the green infrastructure across the Borough will be protected and enhanced. Development adversely impacting on Natura 2000 sites or the Dedham Vale Area of Outstanding Natural Beauty will not be supported. Development will also be directed away from land at risk from either fluvial or coastal flooding.
- ER1 Energy, Resources, Waste, Water and Recycling – Will promote the efficient use of energy and resources, including the delivery of zero carbon homes and renewable energy projects, while working towards waste minimisation and increased recycling to reduce the Borough’s carbon footprint.

LDF Development Policies (Adopted in October 2010, to be monitored in subsequent years)

- DP1 Design and Amenity – Will ensure that development is designed to a high standard, avoid unacceptable impacts on amenity and demonstrate social, economic and environmental sustainability.
- DP14 Historic Environment Assets – Will ensure that development does not adversely affect a listed building, conservation area, historic park or garden or important archaeological remains.
- DP20 Flood Risk & Management of Surface Water Drainage – Will ensure that development minimises the risk of flooding and incorporates measures for the conservation and sustainable use of water.
- DP21 Nature Conservation and Protected Lanes – Will conserve and enhance biodiversity and geodiversity.
- DP22 Dedham Vale Area of Outstanding Natural Beauty – Will ensure that development makes a positive contribution to the special landscape character and qualities of the AONB.
- DP23 Coastal Areas – Will provide an integrated approach to coastal management within the coastal protection belt and along the undeveloped coast. Proposals within the West Mersea Waterside Area of Special Character will be expected to enhance the traditional maritime character of the area.
- DP25 Renewable Energy – Will support proposals for renewable energy schemes and encourage renewable

Overview

The natural environment of the Borough has been shaped by both physical process and land management over time. These two processes have created the high quality landscapes and diverse habitats and biodiversity/geodiversity within the Borough. These include internationally significant areas of coastal and intertidal habitats, mudflats and salt marsh and shell banks, which constitute some of the features of interest within the Mid Essex Estuaries Special Area of Conservation (SAC). New development has the potential to lead to the loss of

habitat and species and this must be prevented where possible and mitigated in all other circumstances.

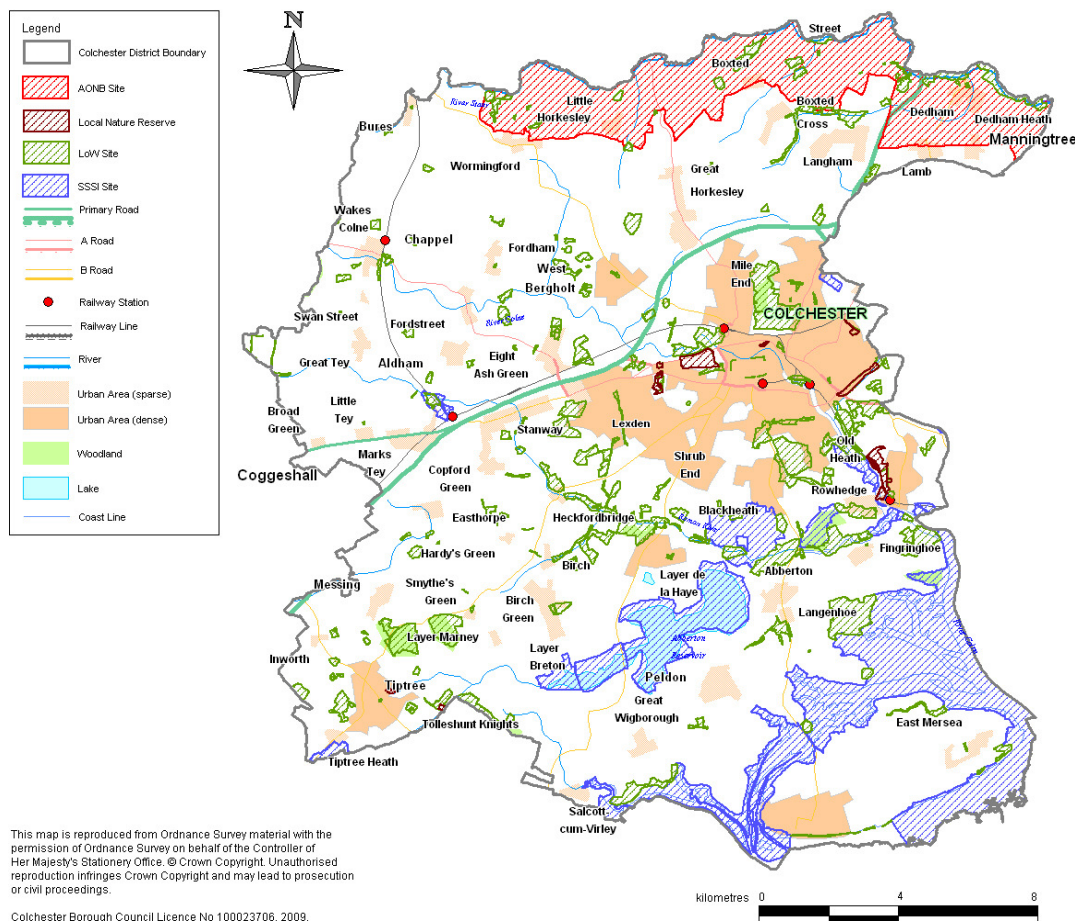
Colchester's Local Development Framework (LDF) will promote the reuse of land (i.e. development on brownfield sites) and require a density of development that makes the most efficient use of land. This will reduce the pressure for greenfield sites, where landscape and biodiversity value can be high. Brownfield sites however can sometimes also have high biodiversity importance, providing unique refuges for species in an otherwise urban area. Brownfield habitats have been proposed for inclusion on the UK Biodiversity Priority Habitats list therefore the biodiversity interest on such sites will need to be fully considered as part of new developments.

The Council seeks to conserve and enhance Colchester's natural environment, countryside and coastline as well as preserving its archaeological and built heritage. It also aims to conserve the Borough's diverse biodiversity, geology, history and archaeology through the protection and enhancement of sites of international, national, regional and local importance.

The Urban Archaeological Database was established in the Museum department of Colchester Borough Council nearly 10 years ago, in partnership with and benefitting from English Heritage funding. It aims to record all archaeological information within the Town Centre, including both individual sites or monuments and key archaeological finds. It also records information produced through events such as excavations and surveys in the town, which are often prompted by development. The database helps inform the planning process as the Archaeological Officer references it when responding to planning applications.

Currently there are a total of 3,300 Monument records and 2,760 Event records, although the database also holds a list of sources relevant to this information. As well as the text-based records side, the information is also captured on GIS mapping, allowing the information to be interrogated using this diverse medium.

Colchester Borough's Environmental Designations 2010



6.5.1	Number of planning applications approved contrary to advice given by the Environment Agency on either flood defence grounds or water quality	Core Strategy Indicator
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Between April 2009 and March 2010 no planning applications were approved contrary to the advice of the Environment Agency. There were five applications that the Environment Agency objected to. Four of these applications were then either refused or withdrawn. The remaining application was supported by the Environment Agency following the submission of revised drainage calculations.

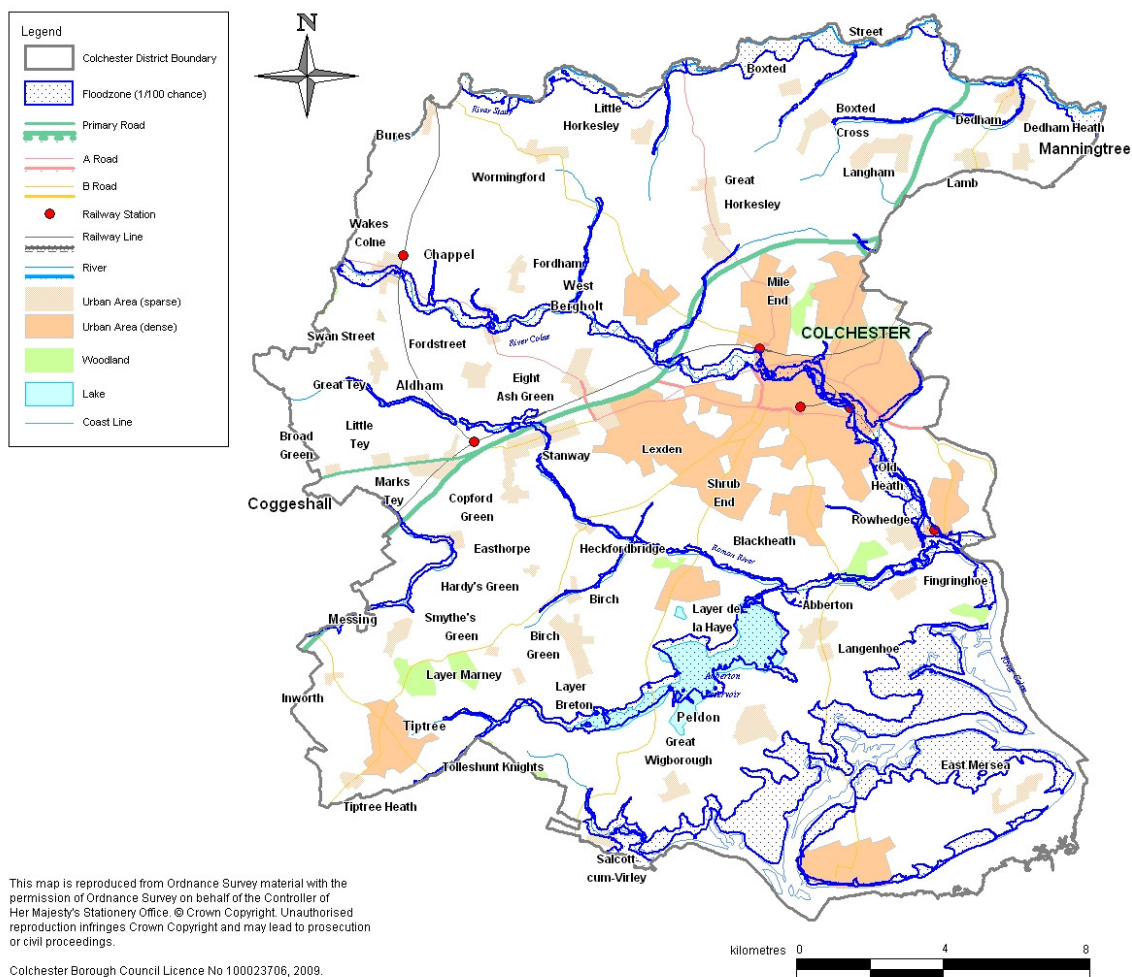
Colchester Borough Council will continue to direct development away from land at risk from fluvial and coastal flooding. Development within flood risk areas will need to be managed to ensure that it will not increase the risk of flooding elsewhere. The Council will also seek to ensure that new development does not increase the risk of flooding either on or off site through the increased use of Sustainable Urban Drainage Systems (SuDS) where appropriate or adversely impact on ground water quality.

Below is a flood zone map, based on the Environment Agency's data, showing those areas of Colchester that have a 1% (1 in 100) or greater annual probability of fluvial flooding or a 0.5% (1 in 200) or greater annual probability of tidal flooding, regardless of current flood defences (flood zone 3).

A Flood and Water Management Act is due to be passed in April 2010. This will introduce a new duty on County Council's to work with partners and other risk management authorities to prepare a strategy to manage Flood Risk from surface water run off.

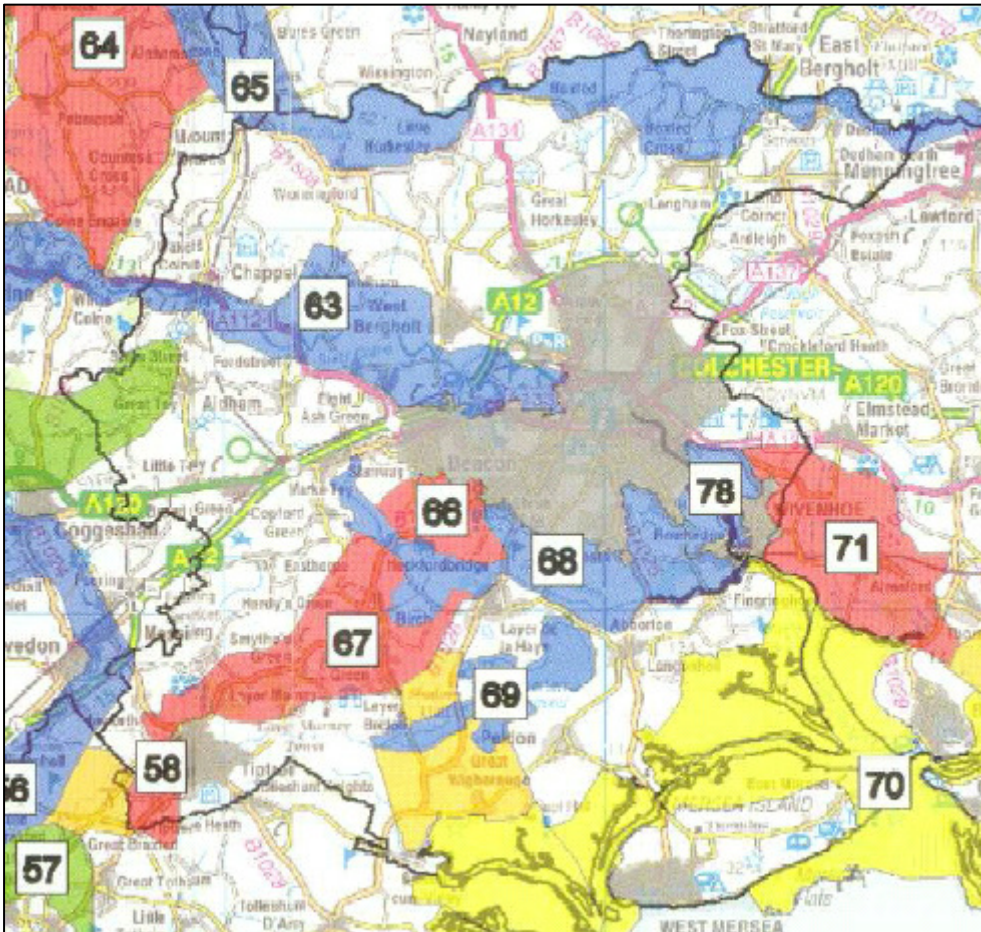
Colchester will be a member of the Essex Flood Management Partnership and will play an active role in preparing a new Preliminary Flood Risk Assessment and Flood Risk Hazard Maps which have to be prepared by 2011 and 2013 respectively. This will be reported in greater detail in next years AMR.

Colchester's Flood Zone Areas 2010



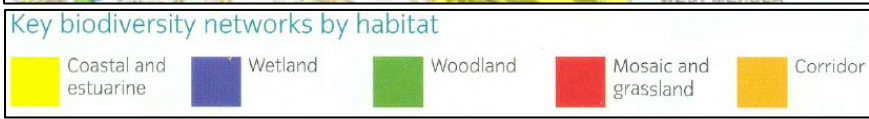
6.5.2	<p>Change in areas and populations of biodiversity importance including:</p> <p>Change in priority habitats and species (by type); and</p> <p>Changes in areas designated for their intrinsic environmental value including sites of international, national regional, sub-regional or local significance</p>	Core Strategy Indicator
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The Council is currently unable to measure changes in priority habitats and species. All emerging planning policy however seeks to protect sites of international, national regional, sub-regional regional, sub-regional or local significance by directing development away from them. The Council also seeks to maintain a green infrastructure network across the Borough between the urban and rural hinterlands and along river corridors which will provide important wildlife refuges and adaptation routes for species whose habitats are at risk or adversely affected by climate change.



- Colchester Biodiversity Sites**
- 58 – Tiptree Heath
 - 63 – Colne Valley
 - 66 – Stanway
 - 67 – Birch
 - 68 – Roman River
 - 69 – Abberton Reservoir
 - 70 – Colne Estuary
 - 78 – Hythe-Wivenhoe

Source: Extract from the Essex Living Landscapes Map. [Essex Biodiversity Project](#)



6.5.3	Area of ancient woodland within the Borough	Core Strategy Indicator
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Ancient Woodlands* are defined as woodlands that have existed in the Borough since the 1600's. Natural England maintain an inventory of Ancient Woodland which shows that there is currently just over 660ha of Ancient Woodland in Colchester Borough. By its nature Ancient Woodlands are a non replaceable asset requiring protection.

Number of Sites	76 sites
Range	50.74 Ha
Mean	8.73 Ha
Mode	3-4 Ha
Median	5.08 Ha

Ancient woodlands are potentially at risk from development pressures and agricultural intensification. Colchester Borough Council will seek to protect the Borough's Ancient Woodland resource by directing the majority of new development towards brownfield sites in urban areas as a priority thus reducing pressure for greenfield development and thereby reducing the potential for Ancient Woodlands to be lost as a direct result of development.

* Ancient woodland (based on woodland that intersects the borough boundary, not woodland that is entirely contained within the boundary). Ancient Woodlands also include Semi Ancient Natural Woodlands. This refers to woodlands where the original woodland footprint dating back to the 1600's remains intact but where the woodland species assemblages have been altered through more modern planting programmes.

6.5.4	Number and area of Local Nature Reserves (LNRs) and Local Wildlife Sites (LoWs) within Colchester	Core Strategy Indicator
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Local Wildlife Sites (LoWS) previously known as Sites of Importance for Nature Conservation (SINC's) are areas of land which locally in the Borough have significant wildlife value. Together with statutory protected areas, Local Wildlife Sites represent	Local Wildlife Sites (LoWs)	Local Nature Reserves (LNRs)*
Number of Sites	168	10
Total Area	1957 Ha	175.39 Ha
Range	144.4 Ha	36.14 Ha
Mean	11.6054 Ha	17.50 Ha
Mode	0-1 Ha	2-3 Ha
Median	4.90 Ha	10.15 Ha

the minimum habitat needed to maintain the current levels of wildlife in Essex. Their nature conservation value lies in the role they play in protecting wildlife and habitats in the wider countryside. Local Wildlife Sites are protected within the local planning system as they are a 'material consideration' during the determination of planning applications. The first Sites of Importance for Nature Conservation (SINC's) report was produced for Colchester in 1991. Following extensive field surveys, 147 sites covering 1463.7 hectares of land were designated as SINC's. Since the initial report was produced the selection process for designating Local Wildlife Sites has changed. A new robust set of site selection criteria was developed by DEFRA in 2006. In addition knowledge and availability of data about biodiversity in the County has improved considerably during the last 20 years.

In 2008 Colchester Borough Council commissioned a review of the Borough's Local Wildlife Sites. As a result of this review a total of 168 Local Wildlife Sites covering 1957ha have now been identified across the Borough representing an overall increase of 21 new Local Wildlife Sites in the Borough, which is a net increase of 493.3ha. The Council will seek to safeguard these important Local Wildlife Sites from loss as a result of development in accordance with Policy ENV1 in the Core Strategy.

*Local Nature Reserves (based on LNRs that intersect the borough boundary, not LNRs entirely contained within the boundary).

6.5.5	To deliver the revised quantity standards for the different open space typologies across the Borough by 2011	Supporting Indicator
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CBC originally worked to a universal standard of 2.83ha/1000 people for open space provision. In 2006, CBC commissioned an Open Space, Sport and Recreation study in accordance with national Planning Policy Guidance PPG17, as part of the evidence base for the new LDF to test these standards in terms of meeting local existing and future population needs for open space and sports facilities.

An audit of existing open space/sport facilities provision was completed as part of the PPG17 study. This showed that for some types of open space the current 2.83ha standard was being met however for other types of open space this was not the case i.e. allotments.

In response to the outputs from the PPG17 study, which assessed open space needs across a range of different open space typologies, new accessibility, quality and quantity standards have been developed to ensure that the future of open space provision will meet existing and future population needs.

The revised **quantity** standards are set out below for the different typologies per 1,000 people in Colchester.

Parks and Gardens	1.76ha
Natural and semi natural open space urban	5.00ha
Amenity greenspace	1.10ha
Provision for children	0.05ha
Provision for teenagers	0.05ha
Allotments	0.2ha
Outdoor sports facilities	1.5ha

Open Space, Sport and Recreation provision is being incorporated into strategies such as the Open Space and Play Strategy. A new draft Allotment Strategy has recently been produced which makes will reference to the PPG17 standards and access requirements. These documents will provide a mechanism for ensuring that the Council provides adequate Open Space, Sport and Recreation facilities in the Borough New areas of open space, sport and recreation facilities will be provided as part of new development in accordance with Core Strategic Policy PR1 and Development Policies DP4, DP15 and DP16. Planning contributions will be secured through the Council's Development Team negotiations as part of the planning decision making process.

6.5.6	Increase in areas of public open space	Core Strategy Indicator
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Open Space provision is being incorporated into strategies such as the Open Space and Play Strategy. A new Allotment Strategy which will also make reference to the PPG17 standards and access requirements. The Council will be commissioning a Green Infrastructure Study to identify Green Infrastructure deficiencies at the Borough level. The Borough level study will build on the Haven Gateway Green Infrastructure Study. It is expected that the Borough level study will be completed by April 2011. All these documents will provide a mechanism for ensuring that Council provides adequate open space in the Borough. New areas of open space will be provided as part of new development in accordance with Core Strategic Policy PR1 and PR1 and Development Policies DP4, DP15 and DP16. Planning contributions will be secured through the Council's Development Team negotiations as part of the planning decision making process.

The following new areas of open space were provided in Colchester as part of recent development schemes:

- Grove Road (Tiptree);
- East Road (West Mersea);
- Hopkins Homes (Mile End Road);
- Annington Homes (Elmwood Avenue);
- Bradford Drive Play Area
- Abbey Fields Play area.
- Gt Horkesley Tile House Farm Ph 1

6.5.7	Amount of development in designated areas (Local Sites, SSSI, ANOB)	Core Strategy Indicator
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In the monitoring period 48 applications were made in Local Wildlife Sites and 28 of these were approved. 3 applications were made in SSSIs and 2 of these were approved. 69 applications were made in the Dedham Vale Area of Outstanding Natural Beauty and 30 of these were approved. It appears that none of these applications resulted in damage or a loss.

6.5.8	95 % of nationally and internationally important wildlife and geological sites in favourable condition (SSSI, SPA, SAC & RAMSAR)	Core Strategy Indicator
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Condition status of SSSI's in Colchester Borough

Favourable condition	Unfavourable condition	Unfavourable condition & recovering	Unfavourable condition & declining
Abberton (2010)			
	Bullock Wood (2010)		
		Tiptree Heath (2010)	
Marks Tey Brickpit (2008)			
Roman River (2004/2005)			
		Cattawade Marshes 1 unit (2009)	
Upper Colne Marshes 2 units (2002-2004)		Upper Colne Marshes 2 units (2002-2004)	
Wivenhoe Gravel Pit (2008)			
Colne Estuary 10 units (2004-2010)		Colne Estuary 8 units (2010)	Colne Estuary 1 unit (2010)
Blackwater Estuary 9 units (2009-2010)		Blackwater Estuary 13 units (2009-2010)	

There are ten Sites of Special Scientific Interest (SSSI's) designated in Colchester. These are nationally important ecological/geological sites designated under the Wildlife & Countryside Act 1981 (as amended) with further protection provided through the Countryside and Rights of Ways Act 2000 (as amended).

Natural England is responsible for monitoring the condition of SSSI's and the most recent data was published in 2010. The table above shows that seven of the Borough's SSSI's are in favourable condition. Some of these sites cover a large area and for these sites different parts of the SSSI are in different condition. This is the case with the Colne Estuary, Blackwater Estuary and Upper Colne Marshes SSSIs.

Only one SSSI is in unfavourable condition and declining and this is the Colne Estuary SSSI. Positively, only one unit is now in unfavourable condition and declining, compared to six units at the last SSSI site condition monitoring period.

There has been no change in the unfavourable condition status of Bullock Wood.

Data became available during this monitoring period for the units of the Blackwater Estuary SSSI that fall within Colchester borough boundary. Nine units are in favourable condition and thirteen units are in unfavourable condition and recovering.

The condition of SSSI's can be affected positively and negatively by a variety of factors including changes in management, coastal squeeze, impact of diffuse pollution, development impacts and water extraction. The Council seeks to protect nature conservation sites of international, regional, national and local importance in accordance with Core Strategy policy ENV1 and Development Policies policy DP21.

6.5.9	Number of visitors to Natura 2000 sites	Core Strategy Indicator
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Colchester Borough Council commissioned an appropriate assessment as part of the evidence base for the Core Strategy DPD, which is a requirement of the Habitat Regulations. The appropriate assessment identified increased recreational pressure as a potential significant impact on both the integrity of Natura 2000 sites and the features of interest for which the sites were designated. The appropriate assessment has identified the need for Colchester Borough Council to implement a monitoring scheme to monitor visitor numbers at Natura 2000 sites. An appropriate assessment was completed for the Site Allocations DPD and this reiterated the need for visitor survey and monitoring work.

A visitor monitoring scheme is required to enable trends to be measured in terms of increases or decreases in visitor numbers and associated levels of disturbance (physical and non physical) at Natura 2000 sites. Where visitor increases are found to be increasing disturbance at a Natura 2000 site avoidance measures should be implemented to minimise or mitigate damage the site.

Colchester Borough Council has prepared a methodology for visitor monitoring. This methodology is supported by Natural England and the Council is now carrying out monitoring work for the Borough as well as for neighbouring authorities to cover the 2010/11 period. Whilst monitoring will need to be ongoing throughout the lifetime of the Local Development Framework the methodology and discussions focus on an initial period of three years.

6.5.10	Amount of residential development on greenfield land	Core Strategy Indicator
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Between April 2009 and March 2010, 35%% of residential development in Colchester Borough was on greenfield land, reflecting new developments in Great Horkesley and West Mersea.

6.5.11	Applications involving Tree Preservation Order (TPO) trees	Supporting Indicator
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The following Tree Preservation Order (TPO) information covers the period from 1st April 2008 to 31st March 2009.

1. No of TPO applications made – 107

This amount is higher than the previous year due to the improved economic climate and the number of TPOs served this year.

2. No of Consents for work to TPO trees - 83

Permissions were granted for 77.5% of applicants to undertake works to trees where the work applied for was deemed appropriate. This work was usually pruning in the form of crown raising, crown thinning and crown reductions. There are occasional incidences of trees being felled with replacement trees being conditioned when appropriate.

3. No of Refusals for work to TPO trees - 5

The Council refused permission for works on five occasions during this period. This resulted in one appeal to the Secretary of State which was duly dismissed. In all the other applications that were likely to be refused we asked the applicant to withdraw the application in favour of undertaking different more appropriate types of work instead which accounts for the difference in the applications made/consents given figures.

3. No of Conservation Area Notifications – 73

4. No of New TPOs made – 204

This number is high, with a 40% increase on the previous year, due to the transfer of administration of some TPOs from Essex County Council to the Borough.

5. No of planning applications that affected TPOs – 105

This is an increased number due in part to the large number of TPOs made this year and also as a result of the types of planning applications made and the improvement of internal procedures. This may have resulted in the loss of some preserved trees but this will have been mitigated by the landscaping provided.

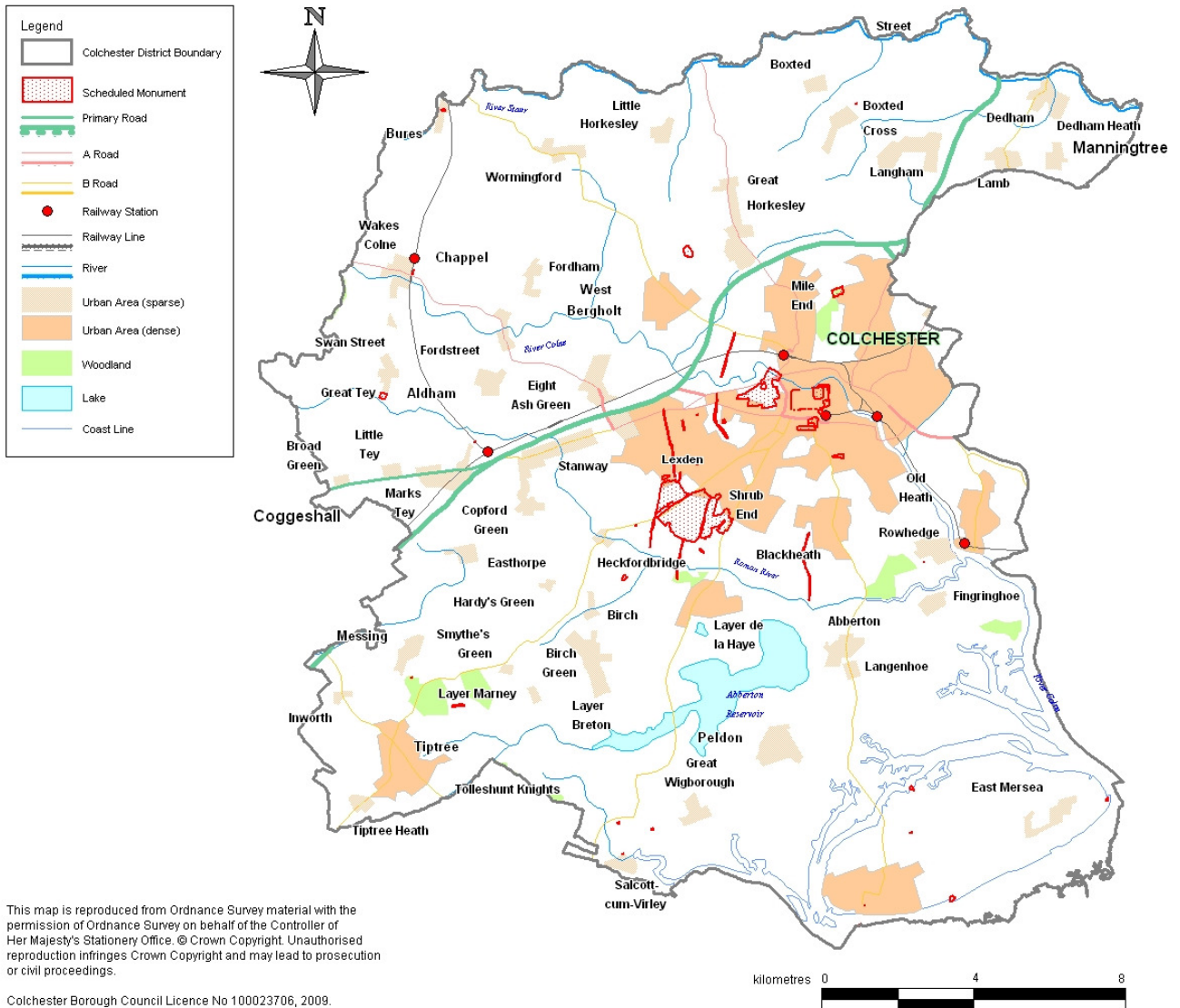
6.5.12	No recorded loss of listed buildings (by demolition) and Buildings of Grade I and II+	Core Strategy Indicator
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There are a total of 2,560 listed buildings in Colchester and the Essex County Council Buildings at Risk Register (BARR) records that two of these are Grade I buildings and three are Grade II+ buildings. There were no recorded applications for demolitions in the Borough between April 2009 and March 2010.

6.5.13	No recorded loss or damage to Scheduled Monuments or nationally important archaeological sites through development	Supporting Indicator
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There are currently 52 Scheduled Monuments (SMs) in Colchester Borough and between 2009 and 2010 there was no recorded loss or damage to a SM or nationally important archaeological sites through development. Below is a map showing where Colchester's SMs are located.

Colchester's monuments and physical features 2010



6.5.14	Contributions secured towards streetscape improvements	Core Strategy Indicator
<p>Streetscape improvements are not currently monitored specifically, but several new developments have resulted in significant streetscape improvements, including the Magistrates Court and associated Town Station Square and the Visual Arts Facility and the associated St Botolph's Public Realm improvements to the surrounding access routes which include contributions from the Borough-wide Section 106 fund as well as funding from the Haven Gateway Partnership.</p>		
6.5.15	Number of homes with provision of private/communal open space	Supporting Indicator

There is currently no way to measure this indicator using our internal planning application monitoring system. However, information provided by the Development Management team indicates that 100% of all new homes have or will have access to either an area of public open

space or a private or communal area of open space in accordance with Core Strategy policy PR1.

6.5.16	Number of Parish Pans/Village Design Statements adopted as guidance	Core Strategy Indicator
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Between April 2009 and the end of March 2010, a joint Village Design Statement and Parish Plan was completed for Boxted, with adoption following the monitoring period in June 2010. Work continued on the preparation of the Mile End Design Statement and Village Design Statements for Little Horkesley and Winstred Hundred. A Parish Plan for Stanway was also well advanced. During the same period work commenced on a new Village Design Statement for West Bergholt to complement the completed Parish Plan.

6.5.17	Number of Air Quality Management Areas (AQMA) in Colchester	Core Strategy Indicator
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There are two Air Quality Management Areas (AQMAs) in Colchester. These are located on Mersea Road and Brook Street. Like most boroughs/districts in the region which do not have large industrial processes, the main source of local air pollution is from motor vehicles. These emit, amongst other things, oxides of nitrogen, carbon monoxide, carbon dioxide and fine particular matter. Particular problems arise where traffic is slow moving through old, narrow streets near the historic centre of town. A total of seven junctions have been identified by the local authority as potentially significant due to congestion issues and relevant exposure. Following a recent Updating & Screening Assessment (USA) it is foreseen that Colchester's town centre areas will exceed the annual and hourly mean for Nitrogen Dioxide and therefore the Council will now proceed to undertaking a Detailed Assessment. If this confirms the exceedence, the Council will need to declare one or more new AQMAs around the town centre and will look at implementing radical measures if we are to meet legal objectives. Such measures may include restricting vehicle movements in and around the town (National Indicator NI 194).

6.5.18	Percentage of household waste recycled and composted	Core Strategy Indicator
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39.28% of household waste was reused, recycled and composted. This was below the annual target of 40.0% (National Indicator NI 192). The Dry Recyclables rate has increased on last year's figure. The main contributor for this increase is due to the reduction of waste to landfill as the tonnage of recyclable material collected is slightly lower than last year. The composting rate is down for the year compared to 2008/09 with a corresponding reduction in the tonnage of garden waste collected. The reduction is due to dry weather conditions, an increase in home composting and the suspension of collections due to the severe weather problems. When compared to 2008/09 had the same amount of garden waste been collected it may have increased the overall combined recycling and composting rate to around 42%. However, 2007/08 produced a similar tonnage to 2009/10 and therefore fluctuations in tonnages due to weather conditions are to be expected and targets are set accordingly.

Between 2009 and 2010 there was an average of 482.73kg of residual household waste per household which is below the annual target of 710kg per household. The result has decreased steadily throughout the year and with the year-to-date compared to the previous year. This is due to a combination of the economic climate forcing a reduction in food thrown away, increased waste awareness through education, a reduction in food packaging produced by the industry and the street sweeping recycling trial. (National Indicator NI 191)

6.5.19	Per capita consumption of water	Core Strategy Indicator
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In 2004 the daily domestic water use (per capita consumption) was 145 litres. Nationally we are expected to reduce per capita consumption of water to an average of 130 litres per person per day by 2030 or possibly even 120 litres per person per day depending on new technological developments and innovation.

The October 2010 amendments to Building Regulations will introduce a requirement under Part G for per capita consumption of water to be limited to 125 litres. The Code for Sustainable Homes will help to improve water efficiency in new build and Colchester is committed to delivering more sustainable buildings in accordance with the Core Strategy.

6.5.21 Background

For the 2009/10 financial year, the total area of contaminated land brought back into beneficial use was 17.42 hectares. This is an increase from the previous years recording of 5.75 hectares.

There are 22 conservation areas, and some 2,560 listed buildings in Colchester borough. There are 4 parks within Colchester on the National Register of Special Historic Interest including Colchester Castle Park, Severalls Hospital, Layer Marney Tower gardens and Wivenhoe Park. As scheduled ancient monuments Gosbecks Archaeological Park is a major asset to the area containing Roman remains. However, the primary archaeological monument is an Iron Age Dyke System around Colchester. Such remains are also uncovered on a regular basis during development particularly in the town centre. Many of the town's buildings are listed and date from 15th century. There are also many listed barns and agricultural buildings in the outlying villages.

In 2008 it was estimated that the annual average domestic consumption of gas was 16,211kWh, a decrease from 16,926kWh in 2007. During this time the estimated annual average domestic consumption of electricity was 3,814kWh, a decrease from 4,643kWh in 2007. No data is available for industrial and commercial gas and electricity consumption in 2008. In 2007 the average industrial and commercial consumption of gas was 480,594kWh, an increase from 465,038kWh in 2005 and the average industrial and commercial consumption of electricity was 66,382kWh.

Under the Water Framework Directive (WFD) all water bodies (lakes, rivers and coastal waters) need to achieve 'good ecological potential or status'. Ecological potential/ status is made up of physico-chemical status (phosphorus/ ammonia/ dissolved oxygen and pH) and biological status (fish/ diatoms/ macrophytes/ macroinvertebrates).

The Environment Agency has confirmed that there are 14 WFD river water bodies within Colchester Borough covering 120.86km. All of these are classified as being of moderate ecological status. Three were assessed in terms of physio-chemical status; 2 of these were good (Stour Lamarsh and Lower Stour) and 1 was poor (Colne). Five were assessed in terms of biological status; 1 was good (Stour Lamarsh), 3 were moderate (Layer Brook, Roman River and Colne) and 1 was poor (Lower Stour).

Whilst it may appear that the water quality in Colchester has deteriorated (when compared with the status as reported under the General Quality Assessment), it is in fact the case that the Water Framework Directive (WFD) bar has been raised.

In June 2010, the Environment Agency assessed the bathing waters at West Mersea (South Colchester) to be of 'good' quality, meaning that it meets their mandatory standards.

In January 2010 the Colchester Local List project was launched covering Colchester's urban area. A group of historic buildings and architecture experts produced a set of criteria to help identify buildings suitable for inclusion on the Local List. Following site surveys approximately 600 buildings were identified for inclusion on the draft Local List. The draft Local List was issued for Public Consultation using the Colchester Historic Building Forum website (www.colchesterhistoricbuildingforum.org.uk).

As a result of the public consultation a further 59 buildings were identified for inclusion on the draft Local List. Further work is now required to agree the final buildings for inclusion on the Local List. Two more Local List projects have also recently commenced in Langham and Wivenhoe. This work is being undertaken by historic building enthusiasts in these villages who will use the same methodology and selection criteria as those used in the Colchester Local List study. Once finalised and confirmed by the Colchester project team, these buildings will also be added to the final Local List.

This work will provide useful information for use when determining planning applications affecting Locally Listed buildings. The Council will also be updating the adopted guidance 'Extending Your House' which will provide advice for homeowners about choosing windows and doors to help conserve the building character of Locally Listed buildings.

In 2004, it was estimated that none of Colchester's developed land was derelict. However, 1.2 hectares of previously developed land that was available for reuse was classified as derelict.

Between 2009 and 2010 Colchester's streets had the following levels of litter (5.0%), detritus (5.0%), graffiti (4.0%) and fly posting (0%) (National Indicator NI 195).

Potential Issues

Water quality is an important issue for the Borough. In order to achieve this it is going to be important for issues such as sewerage infrastructure to be considered on all developments to ensure that the Borough's watercourses are not adversely affected and improved (see significant effects indicators above). The Haven Gateway Water Cycle Study (2009) has assessed both water quantity and water quality issues in the Borough. Anglian Water and Veolia Water East have also both published Business Plans for the period 2009-2014. These documents set out planned infrastructure spending identified across Colchester Borough for this period to ensure that new development needs can be adequately met in terms of water supply and waste water treatment.

Another potential issue is impacts of a changing climate on biodiversity. Corporately the Council seeks to mitigate and adapt to the effects of climate change. This is discussed in the Climate Change section of this report. The Council will be commissioning a green infrastructure study in 2010/11, which will be an important piece of work in terms of climate change adaptation for species.

6.6 Key Theme: ACCESSIBLE SERVICES AND COMMUNITY FACILITIES

LDF Core Strategy Policies

- SD2 Delivering Facilities and Infrastructure – Will work with partners to ensure that infrastructure and community facilities are provided to support sustainable communities.
- SD3 Community Facilities – Will work with partners to deliver key community facilities to support communities and provide facilities for local communities based on identified needs with particular regard and all new development will be required to contribute towards the provision of such facilities.
- PR1 Open Space – Will provide strategic green links between the rural hinterland, river corridors and key green spaces, whilst protecting and enhancing the existing network of green links, open spaces and sports facilities and secure additional areas where deficiencies are identified.
- PR2 People-friendly Streets – Will promote and secure attractive, safe and people-friendly streets which will encourage more walking, cycling, recreation and local shopping.
- UR1 Regeneration Areas – Enhance Colchester as a prestigious regional centre, to regenerate rundown areas, deprived communities and key centres, with the purpose of building successful and sustainable communities.

LDF Development Policies (Adopted in October 2010, to be monitored in subsequent years)

- DP4 Community Facilities - Supports the provision of new community facilities and the retention of existing facilities.
- DP15 Retention of Open Space and Indoor Sports Facilities – Protects open space and sports facilities from change of use and ensures that a change of use will not be supported if it would result in deficiencies in public open space provision.
- DP16 Private Amenity Space and Open Space Provision for New Residential Development – Sets out standards for private amenity space for different dwelling types. Also requires at least 10% of the site area to be provided as public open space.

Overview

Accessible services and facilities are vital to the development and maintenance of communities. Community facilities should be located within or near centres and other accessible locations to maximise community access and build a sense of local community identity. The Council supports the retention and enhancement of existing community facilities that can provide a range of services and facilities to the community at one accessible location. In addition, the Council will work with local partners, such as Parish Councils, or Community Associations, to plan and manage community facilities.

The Borough Council will safeguard existing facilities and will work with partners including the local community to bring together funding from a variety of public and private sources to deliver new community facilities. Development proposals will be required to review community needs (e.g. Health Impact Assessment) and provide community facilities to meet the needs of the new population and mitigate impacts on existing communities.

Colchester's Core Strategy (2008) identifies the following growth areas and potential new community facility projects to be delivered in partnership with local service providers.

Growth Areas	Project
Town Centre	Firstsite (Community arts facility) (open Sept. 2011) St Botolphs Quarter – Hotel to be developed by 2013 Creative Business Centre – Completion in 2013 Magistrates Court – Completion in 2012
North Growth Area	Community stadium and regional conference centre (open in 2008) Colchester General Hospital expansion 4 new primary Schools Early years and childcare facilities Either a new secondary school site (on a precautionary basis) and or expansion of existing secondary school provision at nearby schools).
East Growth Area	University of Essex expansion
General	7 new health centres 6 forms of secondary school capacity 6 new primary schools New and improved community halls Extra pre-school, primary and secondary school provision (including new where appropriate)

6.6.1	Amount of completed retail, office and leisure development	Core Strategy Indicator
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Between 1 April 2009 and 31 March 2010, there was a healthy net gain in commercial development in the Borough of 31,015 sqm of retail space and 31,583 of office space.

Retail, office and leisure development in Colchester 2009/10			
	A1-A2	B1a	D2
Gross	31,751	3,2163	0
Losses	736	580	0
Net	31,015	31,583	0

6.6.2	Amount of completed retail, office and leisure development in town centres	Core Strategy Indicator
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Between 1 April 2009 and 31 March 2010, no new commercial development occurred in the Town Centre, although as the Employment section above indicates, the market for existing property remained buoyant. With vacancy rates below the national average.

Retail, office and leisure development in Colchester's Town Centre 2007/08					
	A1	A2	B1a	D2	A1-D2 Total
Gross	0	0	0	0	0
Losses	0	0	0	0	0
Net	0	0	0	0	0

6.6.3	Proportion of eligible open spaces managed to green flag award standard	Supporting Indicator
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Currently, there are three areas of open space with the Green Flag Award; Castle Park in the centre of Colchester, High Woods County Park in the north of the Borough and Colchester's Cemetery. The 2010 judging and feed back process has not been to previous standards which is indicative of the growth of the number of Green Flag sites nationally and the apparent lack of growth in judging numbers.

6.6.4	Recorded loss of designated allotment sites	Supporting Indicator
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There was no recorded loss of designated allotment sites between 2009 and 2010. No losses were required in the previous year either.

6.6.5	Recorded losses of community facilities as a result of development	Core Strategy Indicator
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Core Strategy policies SD2 and SD3 and Development Policies policy DP4 are designed to deliver and protect community facilities within Colchester Borough.

Between 2009 and 2010 there were no recorded losses of a community facility due to development. The Council will continue to safeguard existing facilities as part of their commitment to creating sustainable communities.

In September 2009, the Council adopted a Supplementary Planning Document (SPD) on the 'Provision of Community Facilities' which was supported by an audit of community facilities produced. Both have been prepared to ensure the adequate provision of community facilities that satisfy the needs of local people in the Borough.

6.6.6	100% of new permitted developments to comply with SPD's on Open Space, Sport and Recreational Facilities and Community Facilities	Core Strategy Indicator
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Core Strategy policy PR1 ensures the protection and enhancement of Open Space, Sport and Recreational Facilities and Community Facilities.

All Section 106 agreements and unilateral undertakings are being prepared in accordance with adopted Supplementary Planning Documents (SPD). Contributions are being collected, monitored and allocated to local projects for the benefit of the increasing residential numbers. In 2009-10, £306,567 was secured for Open Space, Sport and Recreational Facilities, and £11,109 was secured from contributions for Community Facilities.

Projects being delivered with the aid of developers' contributions

Project location	Project description
Open Space, Sport and Recreation Projects	
St Johns	Growing in St Johns – wildspace and environmental project
Markes Wood - Abberton & Langenhoe	Assisted purchase of additional public open space
Adizone Berechurch	New outdoor equipped sports facilities
Castle Park	Provision of new expanded play area
Castle Park	Restoration and Development Plan delivery

Dale Close Stanway	Landscape improvements
Dedham	Assisted provision of new allotments
Dedham	New childrens play area
Dedham	New outdoor fitness trail
Mile End	New play area fencing
Great Tey	Chappel Cricket Club sports pitch drainage
High Woods Country Park	Expansion to Visitor Centre and car park
High Woods Community Crew	Protective planting to address ASB
Layer de la Haye	Tennis court refurbishment
Colchester Leisure World	Leisure Pool roof repairs
West Mersea	Esplanade car park improvements
West Mersea	Assistance in provision of new allotments
Messing cum Inworth	Refurbishment and improvements to village hall
Mile End Sports Ground	Access improvements
Greenstead St Andrews Ward	New play equipment
Community Facilities Projects	
Hythe Community Centre Association	Feasibility study for solar panels

6.6.7	Key infrastructure projects delivered (SD)	Core Strategy Indicator
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Table 6d (appendix 5) in the adopted Colchester Core Strategy identifies a number of key infrastructure projects which have been subdivided into the categories 'necessary' and 'local and wider benefit'. Many of the projects are tied to development programmed for later in the plan period, but the following progress is noted for projects currently underway:

- **East Transit Corridor** – Feasibility study undertaken to identify potential corridor
- **Northern Approaches and new A12 junction** – Funding secured, A12 junction construction started Autumn 2009, for completion spring 2011
- **North Park and Ride** – Scheme being developed for planning application to be determined winter 2011
- **Western Bypass** – completion dependant on delivery of development
- **Hythe Rail Station** – Improvements completed Winter 2009
- **Historic Town Centre Improvements** – Impact and design work commenced and consultation undertaken October – November 2010
- **Magistrates Court** – Construction begun 2010, opening in 2012
- **Green Links and Walking and Cycling improvements** – Second year of CycleTown projects completed, including upgraded cycle path from Greenstead estate to town centre and University of Essex as well as Garrison routes. Promotion and training programmes also delivered.

KPI 1 Participation is defined as taking part on at least 3 days a week in moderate intensity sport and active recreation (at least 12 days in the last 4 weeks) for at least 30 minutes continuously in any one session. Participation includes recreational walking and cycling.

6.6.8	All crime – number of crimes per 1000 residents per annum Number of domestic burglaries per 1000 households	Core Strategy Indicator
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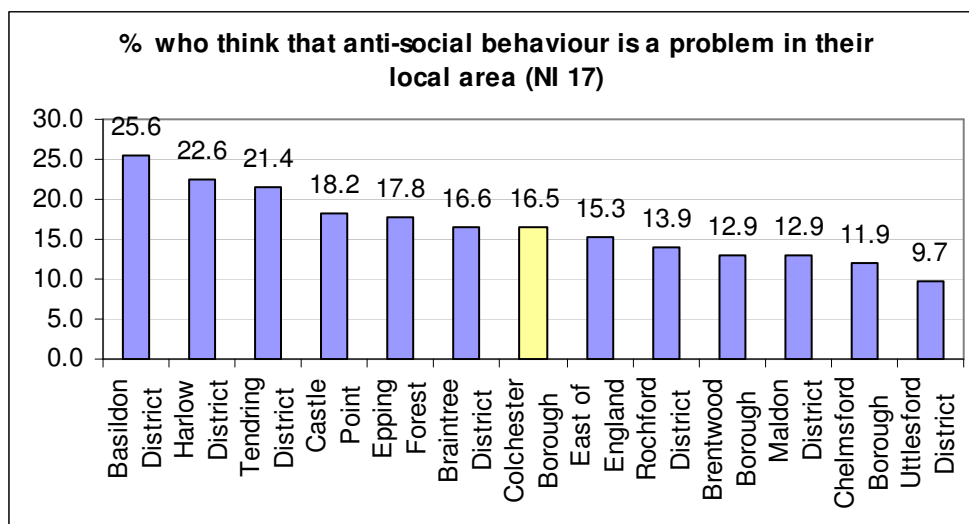
The table, below, illustrates crime in Colchester is very similar for all major crime categories to averages for the whole of Essex. For 2010, the average number of crimes in this area has

decreased from 962.7 to 924 (by 4%) compared to the same three month period in 2009 (March, April, May).

Area	All crime	Burglary	Robbery	Vehicle crime	Violence	Anti social behaviour
Essex	5.4	0.6	0.1	0.6	1.2	3.8
Colchester	5.2	0.4	0	0.5	1.3	3.8

Results from the 2008 Place Survey indicate that the level of crime in Colchester is one of the most important factors in making somewhere a good place to live (49%). Results also show that 81% of Colchester residents believe that people from different backgrounds get on well together in their local area. A further 59.1% believe that they belong to their local neighbourhood. However, only 22.1% of respondents felt that people in the area treat one another with respect and consideration.

Results from the 2008 Place Survey further indicate that 16.5% of respondents think that anti-social behaviour is a problem in their local area (National Indicator NI 17). This was the 7th highest percentage out of all 12 districts. A breakdown of this indicator by wards in Colchester can be viewed in the chart below and a summary chart of all results can be found in appendix 5:



According to the Local Confidence Survey undertaken by the Police, 56% of people surveyed in Colchester agree that the police and local council are dealing with anti-social behavior and crime issues that matter in this area (2009/2010). Although a different survey, the British Crime Survey notes that 57.9% of those interviewed in Essex expressed confidence in the policing of crime and anti-social behaviour.

Colchester Crime and Disorder Reduction Partnership (CDRP) has identified the following six broad factors to consider when setting crime reduction priorities:

- **Crime** such as street robbery, business crime, assault & violent crime, car crime, burglary, domestic violence, criminal damage etc
- **Anti-Social Behaviour** such as noise, joyriding, vandalism, gangs, youth nuisance, damage to property, harassment etc
- **Environmental Crime** such as fly tipping, litter, fly posting, graffiti etc
- **Misuse of Drugs** such as dealing, discarded needles, crack houses, drug misuse
- **Alcohol** such as binge drinking, underage sales, behaviour caused by alcohol, cheap and multiple drink promotions
- **Local Area Agreement 2 (Essex County Document)** which includes reduced adult re-offending, reduced first time entrants into the criminal justice system, fewer crimes which

have the most serious impact on victims, particularly domestic violence and assault with injury, less misuse of alcohol and other substances, reduced fear of crime and anti-social behaviour, and improved street and environmental cleanliness.

6.6.9 Background Information

In December 2009 Sport England published the results of their Active People Survey 3, which covers the period October 2008 – October 2009. The findings for Colchester indicate the following:

- 28.9% of residents took part in at least 3 days a week of moderate intensity sport. This is an increase from 23.3% in 2007/8.
- 4.6% volunteer to support sport for at least an hour a week. This is a small decrease from 5.4% in 2007/8.
- 25.8% are members of a sports club; a decrease from 29.2% in 2007/8.
- 17.3% of residents receive tuition for sports.
- 16.4% of residents took part in a sports competition; a decrease from 21.6% in 2007/8.
- 68.7% of residents are very or fairly satisfied with sports provision in the Borough.
- Men in the Borough are more active in sport than women, with 31.3% of men participating in sport compared to 22% of women.
- As highlighted in previous years, residents aged 35 to 54 had a significantly higher level of people taking part in sport and active recreation than the county average.
- 8.7% of residents with a limiting disability took part in regular sport or recreation activity.

Colchester Borough Council runs 4 museums, all of which are registered under the Museums and Galleries Commission registration scheme. Results from the Best Value Performance indicators show that between 2007 and 2008, there was a rate of 2,147 visits for every 1,000 people to Colchester museums.

Potential Issues

For a number of reasons access to a variety of services and facilities can be an issue for Colchester residents. The Indices of Multiple Deprivation measure social inclusion by considering and scoring a whole range of issues, from access to certain facilities, to income and employment. The score provides an indication of how deprived an area is. On a national level Colchester Borough scores very low. Despite this there are areas in the Borough where deprivation exists. As Colchester is generally an affluent area, the places where deprivation exists are often exacerbated by the marked differences of neighbouring communities. It is therefore important to encourage social inclusion through the design and build of new communities and to ensure adequate community infrastructure and services are available.

As Colchester contains a number of rural communities, rural isolation can also be an issue. Rural areas often have limited facilities, and this coupled with poor public transport links can prevent those without access to a car accessing the facilities they need. Public consultation on the LDF has also highlighted the perceived need for villages/rural areas to retain a sense of community and to avoid becoming so-called 'commuter-villages.' To address this issue the Council is encouraging and assisting with the development of Parish Plans and Village Design Statements.

In promoting healthy lifestyles, access to recreation, leisure and open space is as important as access to formal health facilities like hospitals, doctor's surgeries and NHS dentists. An aging population will increase demands on health and social care, particularly the need for residential nursing care. However, it will also impact upon other sectors of the Borough such as the local economy, the increased housing demand and an increase on public transport and other key services. A general increase in population figures will also impact upon the current number of schools and nursery establishments.

6.7 Key Theme: Climate Change

LDF Core Strategy Policies

- SD1 Sustainable Development Locations – Will promote sustainable development and regeneration to deliver at least 14,200 jobs between 2001 and 2021 and 19,000 homes between 2001 and 2023. Growth will be located at the most accessible and sustainable locations.
- ENV1 Environment – Will conserve and enhance Colchester’s natural and historic environment, countryside and coastline. The network of strategic green links between the rural hinterland, river corridors, and key green spaces and areas of accessible open space that contribute to the green infrastructure across the Borough will be protected and enhanced.
- ER1 Energy, Resources, Waste, Water and Recycling – Will promote the efficient use of energy and resources, including the delivery of zero carbon homes and renewable energy projects, while working towards waste minimisation and increased recycling to reduce the Borough’s carbon footprint.

LDF Development Policies

DP25 Renewable Energy – Will support proposals for renewable energy schemes and applicants will be encouraged to incorporate renewable energy technologies into new development where viable.

Colchester Borough Council is committed to promoting efficient use of energy and resources and promoting the development of renewable energy generation alongside waste minimisation and recycling. Through the Core Strategy and Development Policies, the Council will encourage the delivery of renewable energy projects, including micro-generation, in the Borough to reduce Colchester’s carbon footprint. New development will be expected to demonstrate that over 15% of energy demand will be produced by local renewable or low carbon technology. In addition, new dwellings will be required to reduce carbon emissions by 25% from 2010, 44% from 2013 and 100% from 2016 from a 2006 baseline in line with revised national building regulations for all homes to be zero carbon after this date.

In order to lead by example, Colchester Borough Council has signed up to the Nottingham Declaration and the Local Authority Carbon Management (LACM) scheme in order to reduce our own carbon footprint by 25% by 2012. Additionally, Colchester Borough Council also seeks to increase its current recycling rate from 31% to 60% recycling of household waste by 2021.

The Council will look to support generation of renewable energy and is currently working with Partnership for Renewables to develop a proposal for two large scale wind turbines in the North of Colchester. The turbines could generate enough electricity to power the equivalent of 2800 homes. The Council has also developed a business case to consider renewable electricity generation as an investment through the new Feed in Tariffs.

6.6.1	Carbon emissions and Climate Change	Supporting Indicator
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Colchester Borough Council is committed to reducing Climate Change both within the Borough and through its in-house operations. As such, we are committed to delivering on the following targets:

National Indicator 185 – A reduction in CO₂ emissions from Council operations and buildings: The Council has completed the first year of this indicator under the Local Area

Agreement 2 (LAA2). Our reported emissions for 2008 stand at 10,013,881 tonnes of CO₂. At present emissions for 2009 have not been calculated.

National Indicator 186 – A reduction in CO₂ emissions per capita in the LA area: The following data provided by DEFRA is running at 2 years late with a baseline year of 2005/06 (therefore results in 08/09 actually are for 06/07).

The baseline for Colchester was 6.8 tonnes CO₂ per capita and the results for subsequent years of the LAA2 period can be seen in the table below. The data has shown that significant progress has been made and over all CO₂ emissions per capita have reduced by 10.29% between 2005 and 2008. The LAA2 target for the indicator is a 9% reduction.

Year	Population	Industry and commercial (k CO ₂)	Domestic (kt CO ₂)	Road transport (kt CO ₂)	Per capita	Percentage reduction from previous year
2005	162,900	358	379	372	6.8	n/a
2006	165,700	358	385	364	6.7	1.47%
2007	169,600	341	377	371	6.4	4.49%
2008	174,300	328	377	355	6.1	4.69%
					Total	10.29%

National Indicator 188 – Preparing to adapt to climate change: NI188 is a process based indicator that measures the Council's actions towards adapting to the inevitable effects of Climate Change. These actions are required to meet certain criteria in order to achieve various levels of the indicator. From the first year of the LAA2 period Colchester Borough Council achieved Level 1 - 'public commitment and prioritised risk based assessment'. The Council achieved level 2 – 'comprehensive risk assessment' in 2009/10 and our target is to achieve Level 3 'comprehensive action plan and prioritised action in all priority areas' by the end of the LAA2 period (March 2011).

Local Authority Carbon Management Scheme (LACM): The Council has been signed up to the LACM since 2007 and with guidance from the Carbon Trust we have substantial energy savings in our day-to-day operation. The overall target set by the Carbon Trust is the 25% reduction in energy usage by 2012. The total savings so far under the LACM stand at 987 tonnes of CO₂ (taking into account baseline 06/07 to 09/10). 327 tonnes of CO₂ were saved in the period 2009/10.

6.6.2	Adaptation Action Plan	Supporting Indicator
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Colchester Borough Council completed a climate risk assessment in 2009/10, which identified the risks the Council faces in light of a changing climate in the short term. A number of adaptation measures were identified to ensure that the Council is able to adapt to the risks identified.

A cross service adaptation group has been established to produce an ongoing adaptation action plan. More detail about the adaptation action plan will be reported in next years AMR.

6.6.3	Energy Saving Trust Support Programme	Supporting Indicator
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Colchester Borough Council is committed to delivering more sustainable services and as such has taken part in a One to One Support Programme with the Energy Saving Trust. An Action

Plan has been developed by the Council's Sustainability Action Group and has undergone consultation with Senior Management Team under the Leadership of Place programme.

The Action Plan is split into the three areas of strategy, services and community leadership. A number of recommendations are included and each of these has a number of actions needed to fulfil the recommendation. Each action is supplemented with information on who will carry it out, when and how.

6.6.4	Number of zero-carbon homes completed	Core Strategy Indicator
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Building regulations on zero-carbon homes does not become compulsory until 2016 and as such there were no recorded planning applications for zero-carbon development in 2009/10.

From 1 October 2010 improvements to Part L of the building regulations will result in a reduction in carbon emissions from new dwellings. The dwelling emission rate, which measures the maximum CO₂ emissions rate (in kg per m² per annum) arising from energy use for heating, hot water and lighting for the actual dwelling, will reduce by 25% from 2006 building regulations requirements.

All affordable housing dwellings completed in 2009/10 were built to level 3 of the Code for Sustainable Homes. This is a statutory requirement. Over the next monitoring period Colchester Borough Council will expect all dwellings to be built to level 3 of the Code for Sustainable Homes.

6.6.5	Renewable energy installed by type	Core Strategy Indicator
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Between April 2009 and March 2010, there were two applications for renewable energy in Colchester. One of these was an application for solar energy and the other for photovoltaic energy. This is an increase from the previous year when there was just one application for renewable energy.

Part 40 of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 gives permitted development rights to the installation of domestic microgeneration equipment. Planning permission is only required for a limited number of renewable energy technologies. The amount of renewable energy installed in the Borough may not therefore be as low as this indicator suggests.

Potential Issues

Climate Change is a major issue that the whole Council will need to consider. It is predicted that through Climate Change the summers in England will become, longer, drier and hotter, whilst the winters will be stormier and wetter. This could have adverse impacts not only on the environment, but also on economic and social aspects of life in Colchester.

Colchester's Core Strategy and related Development Policies and Supplementary Planning Documents have an important role to play in dealing with Climate Change. Planning can encourage reduction of the emissions of greenhouse gases and address the increased incidents of flooding by promotion of Sustainable Urban Drainage Systems (SUDs) and more droughts in the summer by promotion of water efficiency techniques. Developers, local businesses and local communities will need to be encouraged to provide and use renewable energy sources.

Connected to Climate Change are a whole collection of other related issues that could compound the effects. For example water usage is increasing both through ongoing development and increased demand, and this coupled with drier summers could lead to sustained periods of restrictions on water supply. The inevitable increased rate of development will put further pressure on the water resources available in the Borough. Similarly the amount of waste produced in Colchester is increasing, and at the same time the land available to dispose of this waste (landfill sites) is reducing. Further, fuel poverty is an issue already facing some residents of the Borough and the number of residents affected is likely to increase as a result of projected rises in fuel prices.

7. Analysis of Policies

Under Regulation 48 of the Local Development Regulations, 2004, the AMR must identify any policy which is not being implemented effectively. The AMR should outline why these policies are not being implemented, the steps if any that the authority is taking to ensure that the policy is implemented, amended or replaced.

All the existing policies in the Local Plan have now been superseded by the Local Development Framework. The Core Policies in the Core Strategy were adopted in December 2008 and the Development Policies DPD was adopted in October 2010. Colchester's planning policy framework is accordingly considered to be comprehensive and up-to-date. The LDF Committee has agreed to review the Core Strategy in 2012. The following issues will need to be monitored moving forward to inform this review and to ensure that LDF policies remain effective.

- House building has slowed down in recent years due to the recession but over the 15 year period the Council is on course to achieve the target to allocate and build a minimum provision of 19,000 homes between 2001 and 2023 in accordance with the adopted Core Strategy. This is an average of 830 dwellings per year. Colchester has already delivered 8,687 new homes between 2001/02 and 2009/10 at an average rate of 965 dwellings per year. In 2008/09 there were outstanding permissions for over 6,082 (gross) additional homes. The Colchester Strategic Housing Land Availability Assessment also identified additional capacity within developed areas to accommodate the required housing and shows a 15 year supply of housing land.
- The higher rate of delivery during the early part of the plan period will help compensate for the current short term decrease in housing numbers during the current economic slump, although how long this slump will last cannot be anticipated. A net of 518 homes were built between 1 April 2009 and 31 March 2010 which is a reduction of 50% in just one year. A number of sites have stalled due to viability concerns. At this stage, it is not considered that the slump necessitates a change to the phasing for new greenfield development put forth in the Site Allocations DPD which has just been adopted. That DPD, however, provides for careful monitoring through the AMR to ensure a flexible approach to land release. The Core Strategy review in 2012 will provide an opportunity to consider the appropriateness of housing delivery rates and phasing.
- 156 units of affordable housing were completed between April 2009 and March 2010, or 30.1% of all units. This result reflects the Council's success in bringing affordable housing projects on in a difficult economic climate, including seeking grant funding where larger sites have stalled.
- Approximately 65% of new and converted dwellings were on previously developed land which is in accordance with the national target of 60% although it is down on previous year's percentages due to current greenfield developments in Great Horkesley and West Mersea.
- Colchester's Core Strategy and Site Allocations DPDs both include policies on Gypsy and Traveller Accommodation. Site Allocations Policy H2 allocates 30 pitches for Gypsy and Traveller accommodation which meets the level of provision required in the now revoked East of England Plan. The policy also identifies the Essex Gypsy and Traveller Accommodation Assessment (GTAA) as providing important evidence to inform any future review of the Site Allocations document. The evidence in the Essex GTAA currently shows

the need for further pitches in Colchester to be low. Core Strategy Policy H5 provides criteria to assist in the determination of planning applications.

- Employment land is being provided in suitable locations within the Borough to meet Core Strategy targets. The delivery of additional employment and retail developments are however dependent on external factors unrelated to planning such as market interest and the overall state of the economy. The current year's significant increase in commercial floorspace over the previous years balance of 70,187 sqm in part reflects completion of projects within the Garrison Regeneration Area. The effects of the economic downturn can be seen in a nil return for new commercial development in the Town Centre. The commercial property market for existing Town Centre property is, however, buoyant and vacancy rates were 8% in October 2010 (source: Colchester Retail Business Association CORBA) which is below national averages of approximately 12-13%.
- The challenging issue of transportation is being tackled through a number of approaches including new transport infrastructure (i.e. the new A12 junction under construction and improved cycle routes) as well as behavioural change measures such as travel plans, which support shifts away from car based means of transport. A high percentage of new developments are continuing to be built within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre.
- With regard to biodiversity, it appears that the policies, which seek to protect areas designated for their intrinsic environmental value and priority habitats and species are generally working. However, there is a need to continue to protect habitats and species from development that causes harm or damage.
- The Council has successfully taken initial steps to reduce its own carbon footprint by 660 tonnes of CO₂ since 2007. We are now committed to aiding local communities to follow our example and are endeavouring to mitigate the potential impacts of climate change through planning policies.
- The policies have also been successful in ensuring that there has been no loss/damage to listed buildings, Scheduled Monuments, Sites of Special Scientific Interest (SSSIs), Local Wildlife Sites, key community facilities or loss of designated allotment sites.

8. Sustainability Appraisals

Introduction

National guidance on Sustainability Appraisal states that the significant effects of implementing a plan must be monitored to identify unforeseen effects and to be able to undertake appropriate remedial action. The Sustainability Appraisals of the Core Strategy, Site Allocations and Development Policies Development Plan Documents have been closely prepared alongside these documents. A monitoring framework is set out in the Core Strategy, which includes key indicators and targets for each Core Strategy objective. These are very closely linked to the Sustainability Appraisal objectives and assessment criteria.

Sustainability Appraisal monitoring is a continuous process; in addition to monitoring as part of the AMR, each time a Sustainability Appraisal is carried out for a DPD a scoping report will be prepared, which will update the baseline data, sustainability issues facing the Borough and likely evolution without implementation of the plan based on past trends.

Whilst this section will repeat information already presented in the AMR it presents data of relevance to each of the Sustainability Appraisal objectives and is an important part of the Sustainability Appraisal process.

Sustainability Appraisal Objectives

This section provides an outline of the progress against each Sustainability Appraisal objective.

1. To ensure that everyone has the opportunity to live in a decent and affordable home:

The amount of dwellings completed in 2009/10 was less than previous years; however levels of house building have fallen across the country due to the economic climate. This is not an issue unique to Colchester Borough. The amount of affordable dwellings completed is significantly higher than the previous year. A total of 156 affordable dwellings were completed, which represents 30.1% of total housing, which compares to 12% last year. No zero carbon dwellings were completed.

2. To ensure that development is located sustainably and makes efficient use of land:

No planning applications were approved contrary to the advice of the Environment Agency in regards to flood risk. The Environment Agency raised concerns regarding five applications; four of these were either refused or withdrawn and one was approved following the submission of revised drainage calculations. The percentage of dwellings built on previously developed land was 65%, which is higher than the national target of 60% but lower than previous years.

3. To achieve a prosperous and sustainable economy and improve the vitality of town centres:

The net amount of floorspace developed for employment increased this year by 70,187sq^m. Previous years have seen a net loss and so this is very positive. There was a zero net increase of retail, office and leisure space within the town centre; last year saw a net decrease of 1,200sq^m. One Village Design Statement/ Parish Plan was adopted and four others are in

preparation. Village Design Statements and Parish Plans help to involve rural communities in the planning system.

4. To achieve more sustainable travel behaviour and reduce the need to travel:

No data was collected for indicators under this objective this monitoring period.

5. To improve the education, skills and health of the Borough's population:

Indicators have not been developed yet for this objective.

6. To create safe and attractive public spaces and reduce crime:

The amount of recorded crime per 1000 of the population was 5.4, which is slightly lower than the previous year.

7. To conserve and enhance the townscape character, historic and cultural assets of the Borough:

There were no recorded applications for the demolition of listed buildings.

8. To conserve and enhance the natural environment, natural resources and biodiversity of the Borough:

Of the ten Sites of Special Scientific Interest (SSSI) in the Borough seven SSSIs are now in favourable condition, compared to six last year. Five are in unfavourable condition but recovering, compared to three last year. One SSSI continues to be in unfavourable condition and declining (the Colne Estuary). The Water Framework Directive requires all rivers to achieve good ecological status by 2015, however within the Borough only 19% of rivers have good biological status and 5% have good physico-chemical status. No rivers have good overall ecological status/ potential. The two air quality management areas have not altered.

9. To make efficient use of energy and resources and reduce waste and our contribution to climate change:

Two planning applications were approved for renewable energy technologies. Positively, the percentage of householder waste recycled has increased for the second year in a row.

Adverse effects and mitigation measures

As explained in the housing section of the AMR the Council can ensure there is an adequate supply of land available for housing but there can be no guarantee in the current economic climate that units will be delivered each year. There has been an over supply to date (using the RSS residual method) and there is an expectation that the market will improve over time; thereby meeting the overall target to address housing need in Colchester.

There was a zero net increase in retail, office and leisure floorspace within the town centre. The Core Strategy encourages economic development and regeneration in the town centre and so it is anticipated that within the plan period this loss will be reversed. As set out in policy CE2a of the Core Strategy the Council will seek to deliver over 67,000sqm of net retail floorspace and 40,000 sqm of gross office floorspace in the town centre, urban gateways and town centre fringe between 2006 and 2021.

Not all of the ten SSSIs in the Borough are in favourable condition. This can be due to a number of different conditions and the Core Strategy, through policy ENV1, seeks to protect and enhance nature conservation interests.

The amount of planning applications for renewable energy installations is low. However, in the majority of cases householders are able to install renewable energy technologies under permitted development rights.

No zero carbon homes were completed. Research published by national government has shown that this is very expensive to achieve and so it is unlikely that zero carbon homes will be completed within the Borough within the next few years. The Council is working on an updated Sustainable Design and Construction Supplementary Planning Document (SPD), which will assist in the delivery of more sustainable homes by making the case for dwellings to be built to a minimum of level 3 of the Code for Sustainable Homes and non-residential buildings to be built to a BREEAM rating of 'very good'.

Gaps in information

An indicator has not yet been developed as part of the objective 'To improve the education, skills and health of the Borough's population'. Further, data was not available under the 'To achieve more sustainable travel behaviour and reduce the need to travel' indicator.

9. Future AMRs

This is Colchester Borough Council's sixth AMR and many improvements have been made since our first publication in 2004/05. Its evolution will continue since the AMR is a live document that will change year on year as new documents and policies arise and need monitoring. We are still working towards filling some of the gaps in data provision and we are actively developing our monitoring arrangements.

Colchester's Core Strategy was examined and found sound by an independent inspector in June 2008 and was subsequently adopted in December 2008. In order to ensure its success a number of indicators have been agreed and can be found in appendix four. Colchester's recently adopted Development Policies Document has added new indicators that will need to be monitored in future AMRs – these can also be found in appendix four.

Our Service Level Agreement with Essex County Council to provide the majority of our core indicators is expected to continue, being funded by Colchester Borough Council's Spatial Policy Team and work continues with our Development Control team to get the most out of our internal planning application data.

Our monitoring of Sustainability Appraisals will also be a continuous process. In addition to monitoring as part of the AMR, each time a Sustainability Appraisal is carried out for a Local Development Document a scoping report will be prepared, which will update the baseline data, sustainability issues facing the Borough and likely evolution without implementation of the plan based on past trends.

Appendix 1 – Data Sources

Housing Indicators

AMR Section	Data item	Source	Date
Core Output Indicators			
6.2.1	Housing trajectory - Originates from the results of the annual development monitoring survey carried out by ECC and agreed with CBC - from data off LABC and NHBC monthly returns, together with planning data off Flare.		
i)	The number of net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer (net additional dwellings)	Development Monitoring Service (DMS)/ECC	2009-10
ii)	The number of net additional dwellings for the current year (net additional dwellings - current year)	Development Monitoring Service (DMS)/ECC	
iii)	The projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer	CBC nets and projections based on ECC returns	
iv)	The annual net additional dwelling requirement (requirements)	CBC nets and projections based on ECC returns	
v)	The annual average number of net additional dwellings needed to meet overall housing requirement, having regard to previous years' performances (annualised strategic housing figure)	CBC nets and projections based on ECC returns	
6.2.2	Percentage of new and converted dwellings on previously developed land	Development Monitoring Service (DMS)/ECC	
6.2.3	Affordable housing completions	Colchester's Housing Strategy Statistical Appendix (HSSA)	2010
Local Output Indicators			
6.2.4	Percentage of affordable housing in rural areas	Occupied affordable housing by quarter - data available by UPRN or first line of address so that it can be mapped on GIS against rural areas.	2009-10
6.2.5	Number of new homes and employment development completed at ward level within Growth/Regeneration Areas	A regeneration layer exists on MapInfo. DC can only do permissions rather than completed. Divide between residential and non-residential development.	2009-10
6.2.6	Percentage of residential completions that are two or three bedroom properties	Development Monitoring Service (DMS)/ECC (recorded as part of the Housing Trajectory)	2009-10
6.2.7	Gypsy and Traveller Issues	Colchester Borough Council Planning Policy and Development Management	2009-10

6.2.8 Contextual Indicators		
Number of dwellings and number of privately owned dwellings	Colchester's Housing Strategy Statistical Appendix (HSSA)	2010
Average household size	Census 2001, ONS.	2001
Mean house price	Land Registry of England and Wales, Crown Copyright.	2009
Vacant dwellings	Colchester's Housing Strategy Statistical Appendix (HSSA)	2010
Decent homes (NI 158)	Colchester's Housing Strategy Statistical Appendix (HSSA)	2010
Number of homeless people - Number of households accepted as full homeless.	CBC Housing Register. Policy Performance Team - data from Strategic Housing and CBH	2008/09
Number of people on the housing register	CBC Housing Register. Policy Performance Team - data from Strategic Housing and CBH	2009
Number of people in temporary accommodation (NI 156)	Policy Performance Team - data from Strategic Housing and CBH/National Indicators	2009

Economy & Business Indicators

Section	Data Item	Source	Date
Core Output Indicators			
6.3.1	Amount of floorspace developed for employment by type.	Development Monitoring Service (DMS)/ECC	2009-10
6.3.2	Amount of floorspace for employment type which is on previously developed land.	Development Monitoring Service (DMS)/ECC	2009-10
6.3.3	Employment land available by type	Development Monitoring Service (DMS)/ECC	2009-10
6.3.4	Total amount of floorspace for 'town centre uses'	Development Monitoring Service (DMS)/ECC	2009-10
(i)	Town Centre Areas	Development Monitoring Service (DMS)/ECC	2009-10
(ii)	Local Authority Areas	Development Monitoring Service (DMS)/ECC	2009-10
6.3.5	Jobs in Rural Areas	Annual Business Inquiry, ONS	2009
6.3.5 Background Information			
	Number and % of economically active people	Annual Population Survey, Nomis.	2010
	Economically active and in employment	Annual Population Survey, Nomis.	2010
	Those classed as employees	Annual Population Survey, Nomis.	2010
	Those self-employed	Annual Population Survey, Nomis.	2010
	Economically active and unemployed	Annual Population Survey, Nomis.	2010
	Increase in economically active people of working age	Annual Population Survey, Nomis.	2010
	JSA Claimants	DWP JSA claimants.	2009-10
	Number and % economically inactive	Annual Population Survey, Nomis.	2010
	Economically inactive gender split	Annual Population Survey, Nomis.	2010
	Those wanting a job	Annual Population Survey, Nomis.	2010
	Those not wanting a job	Annual Population Survey, Nomis.	2010
	Number and % of those claiming worklessness benefits (pie chart of benefits)	DWP benefit claimants, Nomis.	2010
	Employment by Occupation	Annual Population Survey, Nomis.	2010
	Industry	Annual Population Survey, Nomis.	2010
	Value of tourism and visitor trips	The Cambridge Model - Volume and Value of Tourism in Colchester,' CBC internal data.	2008
	No. of jobs and job density.	Nomis Local Profile	2009

	No. of VAT registered businesses.	DTI Small Business Service, Nomis.	2007
	Educational achievement	Nomis Local Profile	2009
	% of Colchester's Population living in seriously deprived small areas.	Index of Multiple Deprivation, Audit Commission Area Profiles.	2007

Transportation Indicators

Section	Data Item	Source	Date
Core Output Indicators			
6.4.1	Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre	Development Monitoring Service (DMS)/ECC	2009-10
Local Output Indicators			
6.4.2	To obtain an agreed Travel Plan for all major commercial/community developments	Transportation Team - Colchester Borough Council	2010
6.4.3	Comparison of long and short stay car parking demand and duration in public car parks in Town Centre (with a view to reducing long stay)	CBC Parking Services Team	2009-10
6.4.4	Annualised indicator of Cycling Trips (increased to reflect Colchester's cycle town status)	Collected November 2009 at 13 sites in accordance with Cycling England and Sustrans Requirements through the Cycling Town initiative.	2009
6.4.5	Motor vehicles entering Colchester on the main radial corridors	ECC LTP Indicator 126	2009
6.4.6	Mode share of journeys to school (to reduce the % of pupils aged 5-16 travelling by car)	Essex County Council (ECC) - PLASC database for schools.	2009
6.4.7	Number of bus passenger journeys on selected routes (increase use of public transport on selected routes)	ECC LTP Annual Progress Report	no longer collected
6.4.8 Background Information			
	Number of residents who travel to work by private motor vehicle.	ONS via the Audit Commission's Area Profiles.	2001
	Car Ownership	Census 2001, ONS	2001
	Distance Travelled to Work	Census 2001, ONS	2001
	Travel within the Borough	Census 2001, ONS	2001
	Additional traffic congestion information	Colchester Local Investment Plan Evidence Base	2010

Environment & Heritage

Section	Data Item	Source	Data
Core Output Indicators			
6.5.1	Number of planning applications approved contrary to advice given by the Environment Agency on either flood defence grounds or water quality	CBC Environmental & Protective Services	2010
6.5.2	Change in areas and populations of biodiversity importance including	Data unavailable	
6.5.3	Area of ancient woodland within the Borough	CBC Spatial Policy Team	2010
6.5.4	Number and area of Local Nature Reserves (LNRs) and Local Wildlife Sites (LoWs) within Colchester	CBC Spatial Policy Team	2010
6.5.6	Increase in areas of public open space	CBC Parks & Recreation Team	2010
6.5.7	Amount of development in designated areas (Local Sites, SSSI, ANOB)	CBC Environmental & Protective Services	2010
6.5.8	No sites of national importance for nature, or AONB, SSSIs or Local Site, to be lost or damaged by development and/or amount of development in designated areas (Local Sites, SSSI, ANOB) (2 indicators combined).	Nature on the map	2008-2010
6.5.8	95 % of nationally and internationally important wildlife and geological sites in favourable condition (SSSI, SPA, SAC & RAMSAR)	Provided by Natural England every 3 years.	
6.5.9	Number of visitors to Natura 2000 sites	Data unavailable	-
6.5.10	Amount of residential development on greenfield land.	Development Monitoring Service (DMS)/ECC.	2009-10
6.5.11	Number of Tree Preservation order (TPO) trees	CBC Planning Register (Civica)	2009/10
6.5.12	No loss of listed buildings (by demolition) and (2) Buildings of Grade I and II+	(1) CBC Planning Register and (2) Provided by English Heritage via the ECC website, 2009.	2010
6.5.14	Contributions secured towards streetscape improvements	CBC Regeneration Team	2010
6.5.16	Number of Village Design Statements/ Parish Plans adopted as guidance	CBC Spatial Policy Team	2010
6.5.17	Number of Air Quality Management Districts (AQMD)	CBC Environmental & Protective Services	2010
6.5.18	NI 191 - Residual household waste per household	Performance Dashboard - Organisational Quadrant Results, Colchester Borough Council.	2010

6.5.18	NI 192 - Household waste reused, recycled and composted	Performance Dashboard - Organisational Quadrant Results, Colchester Borough Council.	2010
6.5.19	Per capita consumption of water	Defra	2004
Supporting Indicators			
6.5.5	To deliver the revised quantity standards for the different open space typologies across the Borough by 2011.	CBC Spatial Policy Team	2010
6.5.13	No loss or damage to SM or nationally important archaeological sites through development.	CBC Planning Register (Civica)	2010
6.5.15	Number of homes with provision of private/communal open space	Data unavailable	-
Background			
	Contaminated Land	CBC Environmental & Protective Services	2010
	Assets of the Built Environment	CBC GeoSpatial Team	2010
	Domestic consumption of gas and electricity.	Department of Business, Innovation and Skills (BIS)	2007 & 2008
	Quality of rivers	Environment Agency	2006-2007

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Climate change

Section	Data Item	Source	Data
Core Output Indicators			
6.6.4	Number of zero carbon homes completed	CBC Environmental & Protective Services	2010
6.6.5	Renewable energy installed by type	CBC Environmental & Protective Services	2010
Supporting Indicators			
6.6.1	Carbon emissions and climate change	CBC Climate Change Officer	2010
6.6.2	Adaption Action Plan	CBC Climate Change Officer	2010
6.6.3	Energy Saving Trust Support Programme	CBC Climate Change Officer	2010

Accessible Services & Community Facilities

Section	Data Item	Source	Date
Core Output Indicators			
6.6.1	Amount of completed retail, office and leisure development.	Development Monitoring Service (DMS)/ECC	2009-10
6.6.2	Amount of completed retail, office and leisure development in town centres.	Development Monitoring Service (DMS)/ECC	2009-10
6.6.5	Recorded losses of key community facilities lost in any part of the borough as a result of development.	CBC Development Control Team	2010
6.6.6	100% of new permitted developments to comply with SPD on Open Space, Sport and Recreational Facilities and Community Facilities.	CBC Parks & Recreation Team	2010
6.6.7	Key Infrastructure projects delivered (SD)	CBC Planning Policy Team	2010
6.6.8	All crime - number of crimes per 1,000 residents per annum	Essex Police	2009-2010
Supporting Indicators			
6.6.3	Proportion of eligible open spaces managed to green flag award standard.	CBC Parks & Recreation Team	2010
6.6.4	Recorded loss of designated allotment sites.	CBC Parks & Recreation Team	2010
6.6.9 Background			
	Results from the Sport England Active People Survey of those aged over 16 years.	Activity Profile: Colchester. Sports England	2008-09
	Museums	BVPI (2006-2007)	2007-2008

Appendix 2 - Glossary

Annual Monitoring Report (AMR)

A report submitted to Government by local planning authorities or regional planning bodies assessing Local Development Framework or Regional Spatial Strategy production progress and policy effectiveness.

Area of Outstanding Natural Beauty (AONB)

An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, they represent the finest landscapes.

Biodiversity

The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

Biodiversity Action Plan (BAP)

A strategy prepared for a local area aimed at conserving biological diversity.

Conservation Area

Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.

Core Indicator

An indicator that measures the direct output of the plan or programme. These indicators measure progress in achieving plan or programme objectives, targets and policies.

Core Strategy

A Local Development Document which sets out the strategic policies guiding development of the Borough. Colchester's Core Strategy was adopted in 2008.

Contextual Indicators

An indicator used in monitoring that measures changes in the context within which a plan or programme is being implemented.

Development Plan

A document setting out the local planning authority's policies and proposals for the development and use of land and buildings

in the authority's area. It includes Development Plan Documents prepared under the Planning & Compulsory Purchase Act of 2004, which for Colchester now include the Core Strategy, Site Allocations and Development Policies documents.

Development Plan Document

DPDs are Local Development Documents that have development plan status. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise. The DPDs which local planning authorities must prepare, include the core strategy, site-specific allocations of land and, where needed, area action plans. There will also be a proposals map, which illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report.

Evidence base

The information and data gathered by local authorities to justify the "soundness" of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.

Habitat

An area of nature conservation interest.

Listed Building

A building of special architectural or historic interest. Graded I (highest quality), II* or II.

Local Development Documents

These include Development Plan Documents, which will form part of the statutory development plan, and Supplementary Planning Documents, which do not form part of the statutory development plan. LDDs collectively deliver the spatial planning strategy for the local planning authority's area, and they may be prepared jointly between local planning authorities.

Local Development Framework

The local development framework is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents (comprised of development plan documents, which will form part of the statutory development plan, and supplementary planning documents). The local development framework will also comprise the statement of community involvement, the local development scheme and the annual monitoring report.

Local Development Scheme

The local planning authority's time-scaled programme for the preparation of Local Development Documents that must be agreed with Government and reviewed every year.

Regional Spatial Strategy

Regional Spatial Strategies have now been abolished, but formerly they provided a strategy for how a region should look in 15 to 20 years time and possibly longer. Their function has now been taken over by local authorities and wider area based groupings known as Local Economic Partnerships.

Significant Effects Indicators

An indicator that measures the significant effects of a plan or programme.

Scheduled Ancient Monuments

Nationally important monuments that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

Local Wildlife Sites

Locally important sites of nature conservation adopted by local authorities for planning purposes.

Sites of Special Scientific Interest

A site identified under the Wildlife and Countryside Act 1981 (as incorporated in the Countryside and Rights of Way Act

2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals, and natural features relating to the Earth's structure).

Statement of Community Involvement (SCI)

The SCI sets out standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions.

Strategic Environmental Assessment

An environmental assessment of certain plans and programmes, including those in the field of planning and land use, which complies with the EU Directive 2001/42/EC. The environmental assessment involves the:

- preparation of an environmental report;
 - carrying out of consultations;
 - taking into account of the environmental report and the results of the consultations in decision making;
 - provision of information when the plan or programme is adopted; and
- showing that the results of the environment assessment have been taken into account.

Supplementary Planning Document

An SPD is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' DPD.

Sustainability Appraisal (including Environmental Appraisal)

The process of weighing and assessing all the policies in a development plan, Local Development Document, or Regional Spatial Strategy, for their global, national and local implications. (See also Strategic Environmental Assessment).

Appendix 3 Local Development Framework Monitoring Indicators Core Strategy

CS Objectives	Targets	Key Indicators	AMR Reference
<p>Sustainable Development Policies</p> <p>Focus new development at sustainable locations to support existing communities, local businesses, provide sustainable transport and promote urban regeneration to protect greenfield land.</p> <p>Provide the necessary community facilities and infrastructure to support new and existing communities.</p> <p>Provide excellent and accessible health, education, culture and leisure facilities to meet the needs of Colchester's growing community.</p> <p>Promote active and healthy lifestyles and strive for excellence in education and culture.</p> <p>Reduce the Borough's carbon footprint and respond to the effects of climate change.</p>	<p>National target 60% of new development on Previously Developed Land (<i>Policies SD1, CE1, H1 and UR1</i>)</p>	<p>-Number of new homes completed on previously developed land (AMR Core Indicator)</p> <p>- Amount of new employment development on previously developed land (AMR Core Indicator)</p>	<p>See Para 6.2.2</p> <p>See Para 6.3.2</p>
	<p>100% of new permitted developments to comply with SPD on Open Space, Sport and Recreational Facilities and Community Facilities (<i>Policies SD2 and PR1</i>)</p>	<p>New AMR Local Indicator to be developed based on Community Facilities Audit and regular updates.</p>	<p>See Para 6.6.6</p>
	<p>100% of major new development to be accessible to health, education and employment facilities (<i>Policies SD1 and SD2</i>)</p>	<p>% of new development within 30 minutes public transport travel time of health, education and employment facilities (AMR Core Indicator)</p>	<p>See Para 6.4.1</p>
	<p>0% of applications to result in the overall loss of community facilities (<i>Policy SD2</i>)</p>	<p>Number of applications resulting in the loss of community facilities (AMR Local Indicator)</p>	<p>See Para 6.6.5</p>
	<p>Delivery of infrastructure schemes identified in the LDF (<i>Policy SD2, Table UR1, Table PR1, Table TA3, Table TA4, Table 6d</i>)</p>	<p>Key infrastructure projects delivered (AMR Infrastructure Trajectory)</p>	<p>See Para 6.6.7</p>
	<p>General contribution of new development to national targets on educational attainment by improving job opportunities and life chances (<i>Policy SD1</i>)</p>	<p>Percentage of population of working age qualified to NVQ level 3 or equivalent (AMR Significant Effects Indicators)</p>	<p>See Para 6.3.6</p>
	<p>100% of relevant proposals address the health implications of the development</p>	<p>Percentage of adults with poor literacy and numeracy skills (AMR Significant Effects Indicators)</p> <p>New - % of relevant applications complying with policy</p>	<p>See Para 6.3.6</p> <p>Indicator for Developed Policies (adopted after this AMR plan period) – will be monitored for 2010-11 AMR</p>
	<p>Funding for necessary local and sub-regional infrastructure secured through a Community</p>	<p>New - Development and approval of a charging schedule. Amount of CIL</p>	<p>Development of CIL awaiting Government</p>

	Infrastructure Levy (CIL)	raised	guidance
Centres and Employment Policies	<p>Create a significant regional centre and a vibrant network of district and local centres that stimulate economic activity and provide residents' needs at accessible locations.</p> <p>Provide for a balance of new homes and jobs to support economic prosperity of our growing community and reduce the need to travel outside the Borough for employment.</p>	<p>Contribute to East of England Plan Haven Gateway target of 20,000 jobs to 2021 (<i>Policies CE1, CE2 and CE3</i>)</p> <p>85% A1 Retail street frontage in the Inner Core. 50% A1 Retail street frontage in the Outer Core.</p>	<p>See paras 6.3.1, 6.3.3, 6.3.4 and 6.35</p> <p>See Para 6.2.5</p> <p>See Para 6.3.6</p>
	<p>Provide high quality and affordable housing at accessible locations to accommodate our growing community</p> <p>Provide a range of housing options to meet the diverse needs of the whole community.</p>	<p>Contribute to East of England Plan target for Colchester of 17,100 houses to 2021 (<i>Policies H1 and SD1</i>)</p> <p>Homelessness - Monitored by Strategic Housing Team – precise target inappropriate for this cross-cutting issue (<i>Policies H1, H3, H4 and SD1</i>)</p> <p>East of England Plan and Core Strategy target of 35% of new dwellings to be affordable (<i>Policy H4</i>)</p> <p>Ensure that new residential development makes efficient use of land (<i>Policies H2, H1, UR1, and SD1</i>)</p> <p>100% of flat conversions to comply with the criteria of Policy DP11</p>	<p>Amount of floorspace development for employment and leisure by type (AMR Core Indicator)-Number of jobs (AMR Contextual Indicator)</p> <p>Amount of employment development delivered in Growth or Regeneration areas (AMR Core Indicator)</p> <p>Number of new businesses setting up in the Borough- VAT registrations (AMR Significant Effects Indicator)</p> <p>New – Use Town Centre Land Use Database</p> <p>Housing completions per annum (net) - Housing Trajectory (AMR Core Indicator)</p> <p>Number of new and converted dwellings completed on previously developed land (AMR Core Indicator)</p> <p>Number of households accepted as full homeless (AMR Contextual Indicator)</p> <p>Affordable housing completions (AMR Core Indicator).</p> <p>Percentages of new dwellings completed at the following density bands – less than 30 dwelling per hectare, between 30-50 dph and above 50 dph</p> <p>New – Number of flat conversions permitted as departures from Policy DP11</p>
Housing Policies			

		All residential development to have a high standard of design, construction and layout	New – Satisfaction with residential development will be monitored through LDF consultations	Indicator for Development Policies (adopted after this AMR plan period) – will be monitored for 2010-11 AMR
Urban Renaissance Policies	<p>Revitalise rundown areas and create inclusive and sustainable new communities.</p> <p>Promote high quality design and sustain Colchester's historic character, found in its buildings, townscape and archaeology</p>	<p>Meet Core Strategy housing and employment targets for Growth/Regeneration areas to contribute to East of England Plan target for Colchester of 17,100 houses and 20,000 new jobs to be created in the Haven Gateway to 2021 (<i>Policy UR1</i>)</p> <p>0% of new developments to result in loss of Grade I and II* and scheduled monuments at risk. Year on year reduction in number of buildings on Buildings at Risk register. Monitored through the planning applications process (<i>Policy UR2</i>)</p>	<p>Number of new homes and employment development completed at ward level within Growth/Regeneration Areas (New AMR indicator)</p> <p>Buildings of Grade I and II* and scheduled monuments at risk (AMR Local Indicator)</p>	<p>See Para 6.2.5</p> <p>See Para 6.5.13</p>
133	<p>Improve streetscapes, open spaces and green links to provide attractive and accessible spaces for residents to live, work and play.</p>	<p>New development to contribute to open space, green links and streetscape improvements (<i>Policies PR1, PR2, and SD2</i>)</p>	<p>Increase in areas of public open space (AMR Local Indicator to be developed)</p>	<p>See Para 6.5.7</p>
Public Realm Policies		<p>100% of all new permitted developments to deliver adequate areas of private/communal space in accordance with the standards set out in the Essex Design Guide and Urban Place Supplement. (<i>Policy PR1</i>)</p> <p>Reduce crime rates across the Borough. Delivered in partnership with Essex Police. These targets will be monitored through the Colchester Community Safety Crime and Disorder Reduction (<i>Policies PR2 and UR2</i>)</p>	<p>Contributions secured towards streetscape improvements (AMR Local Outputs Indicator to be developed)</p> <p>Number of homes with provision of private/communal open space. (New AMR Local Indicator).</p>	<p>See Para 6.5.15</p> <p>See Para 6.5.16</p>
			<p>All crime – number of crimes per 1000 residents per annum (AMR Significant Effects Indicator)</p> <p>Number of Domestic Burglaries per 1000 Households (AMR Significant Effects Indicator)</p>	<p>See Para 6.6.9</p> <p>See Para 6.6.9</p>

<p>Transport and Accessibility Policies</p>	<p>Focus development at accessible locations which support public transport, walking and cycling, and reduce the need to travel.</p> <p>Provide excellent public transportation, walking and cycling connections between centres, communities and their needs.</p> <p>Develop Colchester as a Regional Transport Node, improving transport connections and gateways within the Borough and to the wider region.</p> <p>Improve the strategic road network and manage traffic and parking demand.</p>	<p>Cycling – increase by 75% in urban area by 2010/11 (Policies TA2, TA1 and PR2)</p> <p>Motor Vehicles – to control peak period traffic entering the Colchester urban area to 33,400 vehicles by 2010/11 (Policies TA1, TA2, TA3, TA4, and TA5)</p> <p>To reduce the percentage of pupils aged 5-16 travelling by car (Policies TA1, TA2, TA3, TA4, and PR2)</p> <p>Increase use the of public transport on selected routes in Colchester (Policies TA3 and TA1)</p> <p>To obtain an agreed travel plan for all major commercial/community developments (Policy TA1)</p> <p>Reduce the proportion of long stay in comparison with short stay parking (Policy TA5)</p> <p>Percentage of completed non-residential development (within Use Class Orders A, B and D) complying with parking standards as set out in the LDF (Policies TA5 and TA1)</p> <p>40% or less new houses to be built on greenfield land (AMR Core Indicator) (Policies ENV1, ENV2, SD1, CE1, H1, and UR1)</p> <p>Minimise impact of new development in areas designated due to their environmental importance (Policy ENV1)</p>	<p>Annualised Indicator of Cycling Trips linked to LTP* Performance Indicator 10 (AMR Significant Effects Indicator to be developed) – Increased to reflect Colchester's cycle town status</p> <p>Motor Vehicles entering Colchester on the main radial corridors – LTP* Performance Indicator 12a (AMR Significant Effects Indicator to be developed)</p> <p>Mode Share of Journeys to School linked to LTP* Performance indicator 13 (AMR Significant Effects Indicator to be developed)</p> <p>Number of bus passenger journeys on selected routes linked to LTP* Performance indicator 17 (AMR Significant Effects Indicator to be developed)</p> <p>Encourage modal shift through Travel Plan and planning application processes (AMR Local Indicator)</p> <p>Comparison of long and short stay car parking demand and duration in public car parks in the Town Centre (local indicator)</p> <p>Percentage of completed non-residential development (within Use Class Orders A, B and D) complying with parking standards as set out in the LDF (AMR Core Indicator)</p> <p>*LTP indicators are only set to 2010/11 and therefore indicators and targets related to LTP will be reviewed as the LTP is updated</p> <p>Number of homes completed on greenfield land (AMR Local Indicator)</p> <p>Amount of development in designated areas.</p>	<p>See Para 6.4.4</p> <p>See Para 6.4.5</p> <p>See Para 6.4.6</p> <p>See Para 6.4.7</p> <p>See Para 6.4.2</p> <p>See Para 6.4.3</p> <p>Indicator for Development Policies (adopted after this AMR plan period) – will be monitored for 2010-11 AMR</p> <p>See Para 6.5.11</p> <p>See Para 6.5.8</p>	
<p>Environment and Rural Communities</p>	<p>Protect and enhance Colchester's natural and historic environment, countryside and coastline. Support appropriate local employment and housing development in villages and rural</p>				

<p>communities.</p>	<p>95% of nationally designated SSSIs are to be in favourable condition or recovering by 2010. (Policy ENV1)</p> <p>Manage visitor numbers at European Sites at levels that do not cause damage or affect site integrity. (Policy ENV1)</p> <p>No increase in number of Air Quality Management Districts (AQMDs) (Policies ENV1, TA1, UR2)</p> <p>All developments to incorporate water management schemes including Sustainable Urban Drainage (SUDs) (Policies ENV1 and ER1)</p> <p>0% net loss of Local Sites (formerly Sites of Importance for Nature Conservation) & Local Nature Reserves (LNR) (Policy ENV1)</p> <p>0% loss of ancient woodland (Policy ENV1)</p> <p>0% net loss of priority habitats and species (Policy ENV1)</p> <p>0 applications to be approved contrary to EA advice (Policies ENV1 and SD1)</p> <p>Assist villages in the preparation of Parish Plans/Village Design Statements and achieve 100% adoption rate. (Policy ENV2)</p> <p>Provide 35% of all housing in rural areas as affordable housing (Policies ENV2 and H4)</p> <p>Ensure rural areas contribute their proportionate share to the overall jobs target (Policy ENV2)</p>	<p>Condition of internationally and nationally important wildlife and geological sites (SSSI, SPA, SAC & RAMSAR) (Significant Effects Indicator to be developed)</p> <p>Number of visitors to Natura 2000 sites (new AMR indicator)</p> <p>Number of AQMDs (New AMR Contextual Indicator)</p> <p>Number of schemes incorporating water management schemes (New AMR Local Indicator)</p> <p>Number and area of SINC's and LNR's within the Borough (AMR Core Indicator)</p> <p>Area of ancient woodland within the Borough (New AMR indicator)</p> <p>Change in priority habitats and species (AMR Core Indicator)</p> <p>Number of planning applications approved contrary to advice given by the EA on flood risk/flood defence grounds (AMR Core Indicator)</p> <p>Number of Parish Plans/Village Design Statements adopted as guidance. (New Local AMR Indicator)</p> <p>Percentage of affordable housing units provided in rural wards</p> <p>Number of jobs in rural areas (New Local AMR Indicator)</p>	<p>See Para 6.5.9</p> <p>See Para 6.5.10</p> <p>See Para 6.5.21</p> <p>See Para 6.5.17</p> <p>See Para 6.5.5</p> <p>See Para 6.5.4</p> <p>See Para 6.5.3</p> <p>See Para 6.5.2</p> <p>See Para 6.5.18</p> <p>See Para 6.2.4</p>
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<p>Encouraging renewable energy and the efficient use of scarce resources.</p> <p>Reduce, reuse and recycle waste.</p>	<p>Contribute to national target of 100% zero carbon by 2016. Data for this will be more readily available from 2010 onwards in line with interim targets for a 25% carbon reduction by 2010, 44% by 2013 & zero carbon by 2016 as defined in Building Regulations (Part L). <i>(Policy ER1)</i></p> <p>Contribute to Regional targets in the East of England Plan set out below to increase energy production from renewables sources : 10% by 2010, 17% by 2020 -excluding offshore wind energy, 14% by 2010, 44% by 2020 – including offshore wind energy <i>(Policy ER1)</i></p> <p>Contribute to Colchester Borough Council's Local Area Agreement domestic waste recycling targets set out below: 21% by 2008/09, 22% by 2009/10 & 26% recycled by 2010/11 <i>(Policy ER1)</i></p> <p>Contribute to Colchester Borough Council's Local Area Agreement domestic waste composting targets as set out below: 13% by 2008/09, 13% by 2009/10 & 14 % recycled by 2010/11. <i>(Policy ER1)</i></p> <p>Contribute to national targets for reduced water consumption/person between 120 litres/person (level 1) and 80 litres/person (level 6) as defined in The Code for Sustainable Homes <i>(Policy ER1)</i></p>	<p>Number of zero-carbon homes completed (National target). AMR Indicator to be developed in line with evolving national targets and policies</p> <p>Renewable energy capacity installed by type (AMR Core Indicator)</p> <p>Percentage of domestic waste recycled (AMR Contextual Indicator)</p> <p>Percentage of domestic waste composted (AMR Contextual Indicator)</p> <p>Per capita consumption of water (AMR Contextual Indicator)</p>	<p>See Para 6.5.19</p> <p>??</p> <p>See Para 6.5.21</p> <p>See Para 6.5.21</p> <p>See Para 6.5.21</p>
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Appendix 4 – Key Facilities and Infrastructure (Table 6d from adopted Core Strategy)

Development Linkage	"Necessary" Projects	Funding status	Delivery Body
East Growth Area	East Transit Corridor	To be secured	ECC
	Medical Centre	To be secured	PCT/LIFT Strategic Partnership Board
North Growth Area	4 new primary schools	To be linked to new development through planning obligations/ standard changes	Developer/ CBC
	A12 junction improvements – Cuckoo Farm (Junction 28)	To be secured	Developer/ Highways Agency
	Expand secondary school capacity	To be linked to new development through planning obligations/ standard changes	Developer/ECC
	North Transit Corridor	To be secured through the release of the Severalls Hospital Development	Developer
	North/South Capacity Improvements (A133/A134)	To be secured	ECC
	Northern Approaches (phase 3) and new A12 Junction (junction 28)	Secured through Section 106 Agreement Community Infrastructure Funding (CIF2) bid submitted	Developer / Highways Agency

Development Linkage	"Necessary" Projects	Funding status	Delivery Body
	North Park and Ride (permanent) ¹	Project identified in Regional Funding Allocation as a Priority 1b scheme	ECC
South Growth Area	Medical Centre	Secured	PCT
	New Primary School	To be linked to new development through planning obligations/ standard changes	ECC
Stanway Growth Area	New Primary School	To be linked to new development through planning obligations/ standard changes	ECC
	Western Bypass - Northern and Southern sections	Secured through Section 106 agreement	Developer
	Stanway Road Improvements Warren Lane	To be secured	Developer
	A133 Central Corridor Improvements (Stage 1 short term measures) ²	Essex County Council (ECC) Local Transport Plan (LTP) funds allocated, Community Infrastructure Funding (CIF2) bid submitted	ECC
Supports all growth areas	A12 junction improvements - Crown Interchange (Junction 29)	To be secured	Developer/ Highways Agency
	A12 junction improvements - Eight Ash Green (Junction 26)	To be secured	Developer/ Highways Agency
	A12 junction improvements - Marks Tey (junction 25)	To be secured	Developer / Highways Agency

Development Linkage	"Necessary" Projects	Funding status	Delivery Body
	A133 Central Corridor (Stage 2 long term measures)	To be secured	ECC

Development Linkage	"Local and wider benefit" Projects	Funding status	Delivery Body	
East Growth Area 140	Colne River Pedestrian/Cycle Bridge	Secured through Section 106 Agreements	Developer	
	Hythe Rail Station improvements	GAF allocated	Network Rail/ ECC	
	Strategic public open space	To be linked to new development through planning obligations/ standard charges	Developer/ CBC	
	University of Essex expansion	To be secured	University	
	University Research Park (Access improvements)	Secured through Section 106 Agreements	Developer	
	North Growth Area	Allotments	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
		Community Hall improvements and new Community Centre	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
Community stadium		Secured	CBC	
Electricity Sub Station		To be linked to new development through planning obligations/ standard charges	Electricity Provider	

Development Linkage	"Local and wider benefit" Projects	Funding status	Delivery Body
	Sport, recreation and youth facilities	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
	Strategic public open space	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
South Growth Area	Gym Facilities Garrison	Secured	Developer/ CBC
141	Allotments	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
	Expand secondary school	To be linked to new development through planning obligations/ standard charges	ECC
	Improved Bus Links	To be secured	ECC
Stanway Growth Area	Strategic public open space	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
	Village Hall improvements	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
	Youth recreation facilities	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
Town Centre Growth Area	Cultural Quarter (Public Realm)	Development team selected, Growth Point Funding Secured	CBC/ Developer

Development Linkage	"Local and wider benefit" Projects	Funding status	Delivery Body	
142	Firstsite New site (Community Arts Facility)	Secured	CBC	
	Historic Town Centre Improvements	Growth Area Funding (GAF) allocated	ECC/CBC	
	Magistrates' court	Dept for Constitutional Affairs (DCA) PFI funding decision imminent	DCA	
	New Bus Station	To be secured through development	Developer	
	Colchester North Rail Station Improvements ³	To be secured	Network Rail/ECC/CBC	
	Colchester Town Rail Station Improvements ⁴	Secured through Section 106 Agreements	Network Rail/ ECC	
	Southway Pedestrian/cycle bridge ⁵	To be secured through development	Developer	
	Tiptree	Expand primary school	To be linked to new development through planning obligations/ standard charges	ECC
		Sports pitches and allotments	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
		Tiptree Health Centre	To be secured	PCT/LIFT Strategic Partnership Board

Development Linkage	"Local and wider benefit" Projects	Funding status	Delivery Body
West Mersea	West Mersea Health Centre	To be secured	PCT/LIFT Strategic Partnership Board
Wivenhoe	Allotments	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
	Community Hall improvements	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
	Wivenhoe Health Centre	To be secured	PCT/LIFT Strategic Partnership Board
143	Youth facilities	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
Supports all growth areas	A120 Braintree to A12	Partial allocation in Regional Funding Allocation	HA
	Cemetery expansion - Berechurch	To be secured	CBC
	Colchester-Clacton branch line re-signalling	Secured	Network Rail
	Essex Police facilities	To be secured	Essex Police
	Facilities to support 2012 Olympics	To be secured	Developer/ CBC

Development Linkage	"Local and wider benefit" Projects	Funding status	Delivery Body
	Green Links and Walking and Cycling improvements	Funding secured	ECC/CBC
	New public open space - St John's	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
	Quality Bus Partnerships and Public Transport Improvements	Secured through LTP allocation	ECC
	Village Hall improvements - Rowhedge	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
<p>1 Transport project also supporting development in the Town Centre Growth Area</p> <p>2 Transport project also supporting development in the North Growth Area</p> <p>3 Transport project also supporting development in the North Growth Area</p> <p>4 Transport project also supporting development in the South Growth Area</p> <p>5 Transport project also supporting development in the South Growth Area</p>			

Appendix 5 - Place Survey National Indicator Statistics across local authorities and Colchester values

- + National Median
- Colchester score
- Upper and lower quartile
- Minimum/Maximum value

This chart uses 2008 Place Survey data for all district councils. Green markers show Colchester's score for each National Indicator in relation to the national average.

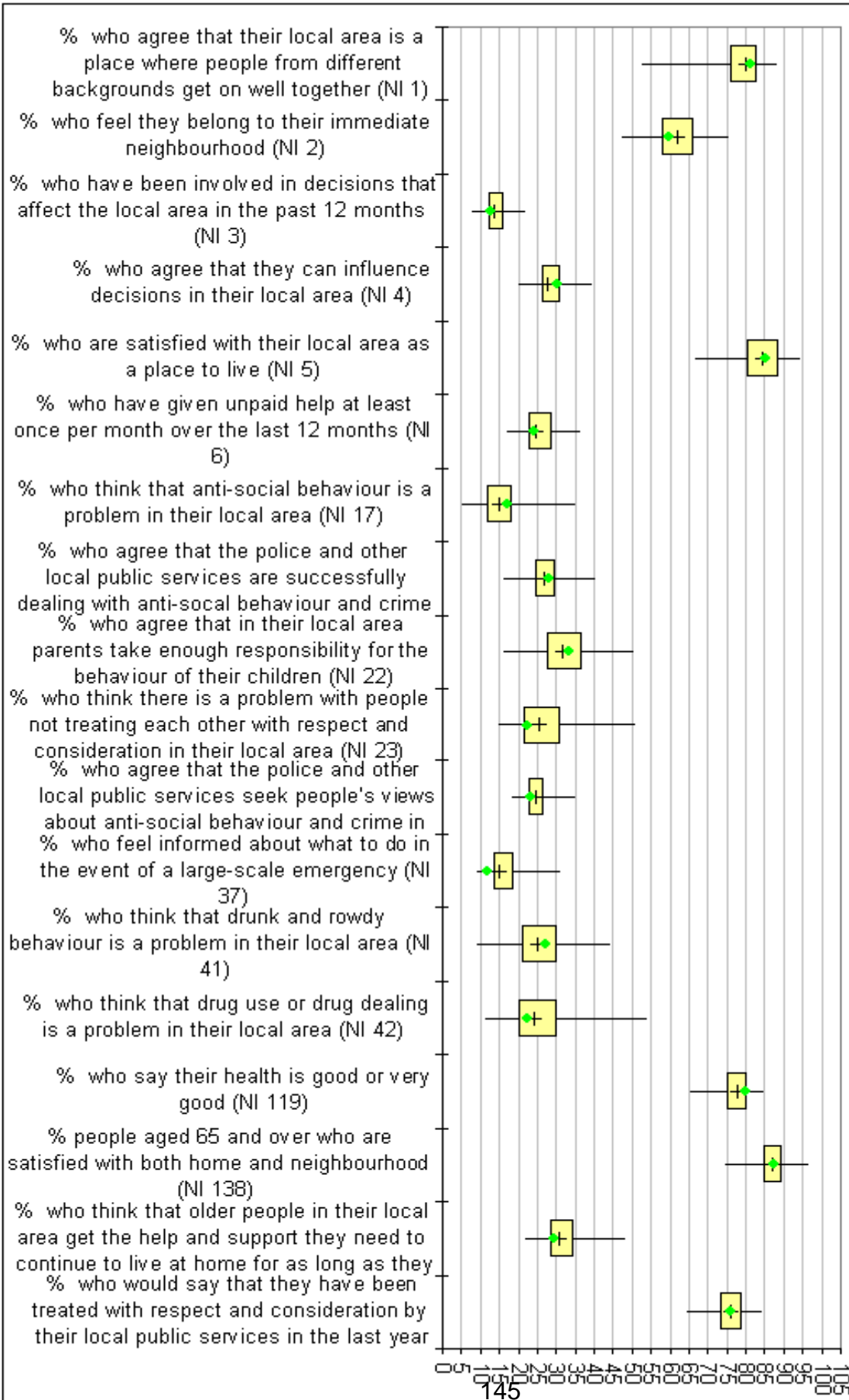


Chart 1-
National indicator comparison nationally for Colchester

AMR – Amendments to Housing Chapter

6.2 Key Theme: HOUSING

Core Strategy Policies

- SD1 Sustainable Development Locations – Will promote sustainable development and regeneration to deliver at least 19,000 homes between 2001 and 2023, and 14,200 jobs between 2001 and 2021, and growth will be located at the most accessible and sustainable locations.
- H1 Housing Delivery – Will plan, monitor and manage the delivery of over 19,000 homes in Colchester between 2001 and 2023. Housing will be focused in growth areas in Colchester including urban extensions to the north and the southwest.
- H2 Housing Density – Will seek housing densities that make efficient use of land while ensuring that new housing developments be informed by the local built character and the accessibility of the location.
- H3 Housing Diversity – Will seek to secure a range of housing types and tenures on developments across the Borough in order to create inclusive and sustainable communities.
- H4 Affordable Housing – Will seek to secure 35% of new dwellings be provided as affordable housing.
- H5 Gypsies and Travellers – Will identify sites to meet the established needs of gypsies and travellers in the Borough.

LDF Development Policies (Adopted in October 2010, to be monitored in subsequent years)

- DP1 Design and Amenity – Ensures that residential development is designed to a high standard, avoid unacceptable impacts on amenity and demonstrate social, economic and environmental sustainability.
- DP11 Flat Conversions- Provides criteria for the conversion and sub-division of existing premises into flats and other self-contained residential units
- DP12 Dwelling Standards – Guides residential development to ensure protection of residential amenity, provision of appropriate layouts and design; and adequate vehicle parking and refuse arrangements
- DP13 Dwelling Alterations, Extensions and Replacement Dwellings- Provides criteria to ensure appropriate development of alterations, extensions and replacement dwellings

Overview

Colchester needs to allocate and build 19,000 homes between 2001 and 2023 in accordance with the adopted Core Strategy. National Planning Policy also requires the Borough Council to ensure it provides a 15 year supply of housing land and therefore an additional 1,660 homes will be required between 2023 and 2025. Overall, this involves provision of 830 dwellings on average per year up to 2025.

The majority of this housing is already accounted for by previous Local Plan allocations, housing completions and planning permissions. Colchester had already delivered 8,169 new homes between 2001/02 and 2008/09 at an average rate of 1,021 dwellings per year. In 2008/09 there were outstanding permissions for over 6,327 (gross) additional homes. The Colchester Strategic Housing Land Availability Assessment also identified additional capacity

within developed areas to accommodate the required housing and shows a 15 year supply of housing land.

House building has slowed down in recent years due to the recession but over the 15 year period the Council is on course to achieve the targets referred to above.

New housing development in Colchester Borough will seek to reduce the need to travel, support regeneration and protect greenfield land. The Core Strategy focuses development in the following key areas:

- Town Centre
- North Growth Area
- East Growth Area
- South Growth Area
- Stanway Growth Area

Colchester will seek to provide over 80% of housing on previously developed land (PDL) ~~during this plan period~~ and will also ensure that a sufficient supply of developable land is available to deliver 830 new homes each year **on average during the plan period**. For more information on Colchester Borough Council's housing aspirations please refer to 'Colchester's Core Strategy' document available at www.colchester.gov.uk/ldf

6.2.1	Housing Trajectory 2009-2010	Indicator for Core Strategy Policy H1
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A net of 518 homes were built between 1 April 2009 and 31 March 2010. Under current policies, an average of 830 dwellings are expected to be built in the Borough each year up to March 2023.

The housing trajectory is updated each year and illustrates:

- I. The number of net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;
- II. The number of net additional dwellings for the current year;
- III. The projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;
- IV. The annual net additional dwelling requirement; and
- V. The annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.

Year	Net additional dwellings for each year and totals		Annual average number of net additional dwellings needed to meet housing requirements & cumulative requirement		The annual net additional dwelling requirement	Projected net additional dwellings per year and in total		
2001/02	566	566	830	830	830			-
2002/03	980	1546	830	1660	841			-
2003/04	916	2462	830	2490	835			-
2004/05	1,277	3739	830	3320	831			-
2005/06	896	4635	830	4150	809			-
2006/07	1,250	5885	830	4980	804			-
2007/08	1,243	7128	830	5810	780			-
2008/09	1,041	8169	830	6640	752			-
2009/10	518	8687	830	7470	734			
2010/11			830	8300	749	628	633	9320
2011/12			830	9130	757	877	819	10139
2012/13			830	9960	748	981	786	10925
2013/14			830	10790	729	994	925	11850
2014/15			830	11620	705	901	793	12643
2015/16			830	12450	685	882	801	13444
2016/17			830	13280	663	947	1058	14502
2017/18			830	14110	628	901	987	15489
2018/19			830	14940	589	819	909	16398
2019/20			830	15770	551	910	1015	17413
2020/21			830	16600	479	879	954	18367
2021/22			830	17430	379	784		19151
2022/23			830	18260	243	735		19886
2023/24			830	19090	-3	714		20600
2024/25			830	19920	-719	522		21122
TOTAL				19920				21122

For a number of years Colchester's housing delivery was consistently and significantly in excess of the minimum requirements of the East of England Plan. More recently however development in the borough has reduced due to the downturn in the housing market nationally. Only 518 new homes were completed in 2009/2010 which is a reduction of 50% in just one year. A number of sites have stalled due to viability concerns. It is still anticipated, however, that overall targets can be met given the high rates of delivery early in the plan period and the expectation that delivery will rise to meet suppressed demand later in the plan period.

The table below provides a projection of housing delivery through the Local Development Framework. The Core Strategy identified broad areas for greenfield urban extensions and regeneration of previously developed land, to provide that housing provision delivered 19,000 homes between 2001 and 2023 at a rate of 830 per year. In particular greenfield urban extensions are expected to deliver an additional 3,000 homes between 2016 and 2023. The Site Allocations DPD, which was adopted in October 2010, allocates the land required to achieve this housing delivery.

The figures set out in the Core Strategy were based on the requirements of East of England Plan (RSS) which has since been revoked. The RSS set a target of 17,100 new homes to be achieved by 2021 and this figure informed an annualised delivery rate. The Core Strategy adopted a similar timeframe but extended it by 2 years to demonstrate a 15 year supply, there was a clear overall target and a clear average. There has been widespread acceptance that a residual approach could be used to calculate requirements for the remaining plan period and this has been shown in previous housing trajectories. (A residual

approach means that for any given year, the annual average number of units required in future is calculated by dividing the overall number still needed by the number of years remaining before the end of the plan period).

The East of England Plan was revoked in July 2010 and PINS/CLG guidance has also been cancelled. Although a legal challenge has overturned the revocation, the Government have made it clear that while the RSS remains as a material consideration for the time being, they intend to proceed with revocation through legislation. In any case, PPS12 and PPS 3 remain valid and set out the need to establish the need for a rolling five year and fifteen year supply. Local authorities can now make a case for their own supply needs and targets, as long as they are justified by a robust evidence base.

Many authorities have taken the revocation of the RSS as an opportunity to review their housing targets. The Council has considered its own targets and the evidence base, (primarily the Strategic Housing Market Assessment) and has decided to retain the overall requirement to deliver 19,000 new dwellings by 2023. Policy H1 of the Core Strategy reflects this and also states that the Council will ensure there is an adequate supply of land available to deliver 830 new homes each year.

In the current recession which is hitting the housing market particularly badly, the Council can ensure there is an adequate supply of land available but there can be no guarantee in the current economic climate that units will be delivered each year. A pragmatic approach has to be taken which reflects the over supply to date (using the RSS residual method) the expectation that the market will improve over time and the need to meet the overall target to address housing need in Colchester. Since 2001 8687 new dwellings have been built in the borough set against a target of 7470, providing an over supply of 1217 units. In view of the localism agenda the Council has considered the impact national factors will have on the local housing market to identify any implications for the borough. In addition the results of the latest Strategic Housing Land Availability Assessment (SHLAA) have been considered. Recent Coalition government announcements (which post date the Core Strategy) have made it clear that the Council is free to set its own housing targets, provided they are based on robust evidence. As a result of economic situation and information gathered from developers and landowners the Council has lowered its expectations for the next few years. In 2009 there were fewer houses built than in any peacetime year since 1924. In 2007 the number of first time buyers was the lowest in 30 years and the average age of the first time buyer purchasing without financial assistance is 37 (HBF – Broken Ladder published 28.10.10.) Clearly it will take some time to recover from this situation.

It is very difficult for anyone to predict, with any confidence, how long it will take for a resurgence to happen and when the housing market might return to pre-recession levels. In this respect it is assumed that the market will recover over the next 5-year period but in the early part of that period, it is likely that house building rates will remain low. When stability returns to the housing market and mortgages become more available, it is highly likely that there will be a backlog of demand that will bring about the need for new development.

The housing trajectory has therefore been revised to show a reduced delivery target for the next year and will be reviewed in a years time. Although the trajectory shows a significant rise in numbers from 2011/12 this will need to be monitored carefully as some of the delivery figures provided by developers seem optimistic at the current time. The Council remains confident that the overall target of 19000 dwellings will still be delivered by 2023. This local approach will address the requirement to meet the estimated demand and need set out in the evidence base can be adequately met.

The Housing Trajectory (attached as an Appendix) is updated on an annual basis and reflects information provided by developers and landowners. Through this it has been

established that whilst house building in the borough continues it is at a much reduced rate. The SHLAA guidance sets out the requirements for the 5 year supply but was written in a different climate. Sites now may be deliverable and developable but there may be no incentive to bring them forward because of the lack of finance available to purchasers. This has been recognised by the chief executive of the NHBC who said the availability of mortgage finance was acting as a drag on starts. Starts for publicly subsidised housing also fell recently as a result of cuts to the Homes and Communities Agency funding. Evidence from the 2010 Strategic Housing Market Assessment shows the effects of the current restrictions on mortgage finance. Deposits needed by first time buyers are roughly equivalent to a year's average household income needed to make the mortgage affordable.



Local Development Framework Committee

Item

9

13 December 2010

Report of	Head of Strategic Policy and Regeneration	Author	Karen Syrett 01206 506477
Title	Revision of the Local Development Scheme		
Wards affected	All		

The Local Development Framework Committee is asked to recommend to Cabinet revisions to the Local Development Scheme.

1. Decision(s) Required

- 1.1 To recommend to Cabinet that it agrees the revised Local Development Scheme (LDS) at its meeting on 26 January 2011.

2. Reasons for Decision(s)

- 2.1 The plan making process is regulated by The Town and Country Planning (Local Development) (England) Regulations 2004 (and amendment 2008) which govern production of development plan documents. The Regulations are supported by Planning Policy Statement 12 (PPS12) which sets out government policy on local development frameworks.
- 2.2 The Government has stressed the importance of keeping Local Development Schemes up to date. The current LDS came into effect in 2008 and covered the production of documents that for the most part have been completed. It is therefore necessary to revise the document by including the review of adopted documents and the preparation of additional Supplementary Planning Documents. It has also become necessary to update the Statement of Community Involvement.

3. Alternative Options

- 3.1 The Local Development Scheme (LDS) must be agreed and submitted to the Secretary of State. Consideration can be given to the timetable for the production of the various documents.

4. Supporting Information

- 4.1 The Local Development Scheme was first adopted in May 2005 and revised in 2006, 2007 and then again in 2008 following the publication of new regulations. It sets out which documents will form part of the Local Development Framework and the timetable for their preparation and review. The scheme is reviewed annually by the Council as part of the annual monitoring report. The review will;
- Show how the programme is being implemented against the set milestones
 - Indicate where new matters should be included
 - Provide an updated programme rolled forward for the following 3 years.

- 4.2 As is often the case with new processes unforeseen problems can sometimes arise. Previous revisions were made to the LDS because of changes to the original timetable. The reasons for these changes included, revisions to the timetable of the East of the England Plan, emerging good practice and increased familiarity with the new planning system. The purpose of this report is to explain further changes we now need to make to the Local Development Scheme and how we propose to take things forward.
- 4.3 The Local Development Scheme sets out what documents we will prepare and when. The project chart (attached) details each document and will be supported by text in the document itself. Below are the proposed changes;
- Review of the Core Strategy commencing in 2012.
 - Review of the Site Allocations DPD commencing in 2012.
 - Proposed timetable for the preparation of an Area Action Plan for the Town Centre.
 - Review of the Statement of Community Involvement.
 - Revised timetable for the preparation of the following Supplementary Planning Documents;
 - North Colchester Development Brief,
 - North Station Master Plan,
 - Stanway Master Plan, and
 - Affordable Housing.
 - Additional Supplementary Planning Documents (SPD) are proposed to add detail to policies on;
 - Sustainable Construction
 - Extending Your House
 - Cycle Delivery Strategy
 - Updates to the evidence base, which will be necessary to undertake the review of the Core Strategy and Site Allocations.
 - Changes to the text of the document to reflect the changes referred to above.
- 4.4 Although it is no longer a requirement of the Regulations to specify details in respect of Supplementary Planning Documents the Council has always done so to ensure transparency. It does however mean that we have the flexibility to prepare additional SPD if necessary without having to formally change the LDS. The Spatial Policy team are also intending to prepare a number of guidance notes which are not detailed in the LDS because of their non-statutory status.

5. Proposals

- 5.1 It is proposed that the Committee recommend to Cabinet the agreement of the revisions to the Local Development Scheme and submission to Government. The LDS will come into effect when the Council receives notice from the Secretary of State that he does not intend to issue a direction or if he does that direction has been complied with.

6. Strategic Plan References

- 6.1 The documents referred to in the Local Development Scheme will help achieve this strategic priorities of Homes for All, Job Creation and Congestion Busting.

7. Consultation

- 7.1 Public consultation will take place in accordance with the regulations as each document is produced.

8. Publicity Considerations

8.1 Not applicable.

9. Financial implications

9.1 The only substantial costs are likely to be associated with the preparation, examination and adoption of the Review Core Strategy, Site Allocations DPD and Town Centre Area Action Plan. Associated with this is the additional cost of updating the evidence base. Costs for printing those documents to be prepared in 2011/12 are provided for within existing budgets.

10. Equality, Diversity and Human Rights Implications

10.1 An Equalities Impact Assessment of the Local Development Framework has been prepared to ensure that the actions set out are not discriminatory and meet the Council's public duty to promote equality and inclusion. It is available following this pathway from the council's homepage:- www.colchester.gov.uk > Council and Democracy > Policies, Strategies and Performance > Diversity and Equality > Equality Impact Assessments > Strategic Policy and Regeneration > Local Development Framework.

11. Human Rights Implications

11.1 Such implications are considered through the process of preparing DPDs/SPD.

12. Community Safety Implications

12.1 Not applicable.

13. Health and Safety Implications

13.1 None.

14. Risk Management Implications

14.1 The adoption of Development Plan Documents and supplementary planning documents will reduce the risk of inappropriate development and clarify advice to landowners, developers, officers, Councillors and members of the public.

13 December 2010

Report of	Head of Strategic Policy and Regeneration	Author	Beverley McClean 282480
Title	Essex and South Suffolk Shoreline Management Plan (SMP)		
Wards affected	All wards		

The Local Development Framework Committee is asked to adopt and support the Shoreline Management Plan being submitted to the Environment Agency's Regional Director for formal sign off.

1. Decision(s) Required

- 1.1 This report is being presented to seek Member approval to adopt the 2nd Essex and South Suffolk Shoreline Management Plan.

2. Reasons for Decision

- 2.1 The Environment Agency as lead authority for the Shoreline Management Plan project is keen to secure partner support for the 2nd Essex and South Suffolk Shoreline Management Plan prior to its submission to the Environment Agency's Regional Director for formal sign off in early 2011.
- 2.2 It is considered appropriate to report the document to the Local Development Framework Committee to ensure that Members are fully aware of the coastal management proposals put forward in the final Essex and Suffolk Shoreline Management Plan, particularly those that directly affect the Borough's coastline and that have the potential to alter land use proposals in the future in the Borough. The Shoreline Management Plan has been prepared with officer and member involvement

3. Alternative Options

- 3.1 The alternative is for Local Development Framework Committee members not to adopt the final Essex and South Suffolk Shoreline Management Plan. However, as this document which will be published by the Environment Agency covers such a wide geographic area, it is likely that the document will still be formally adopted and published.

4. Supporting Information

- 4.1.1 A Shoreline Management Plan is a high-level policy document that aims to identify the most appropriate ways to manage flood and erosion risk to people and the developed, historic and natural environment over the next 100 years up to 2105. To make the project manageable this timeframe has been divided into 3 distinct periods or epochs:

- epoch 1 (short term): now till 2025;
- epoch 2 (medium term): 2025 – 2055;
- epoch 3 (long term): 2055 – 2105.

- 4.2 A programme is underway to revise all the 1st round Shoreline Management Plans which were prepared for the entire length of the coastline of England and Wales approximately 10 years ago. Work commenced on a revised Shoreline Management Plan covering Essex and South Suffolk in 2008. The project area covers approximately 550km of coastline extending from Landguard Point (the eastern boundary of the port of Felixstowe) in Suffolk to Two Tree Island (just west of Southend) in the south of Essex.
- 4.2 Coastal processes, changing climatic conditions and declining national flood defence budgets are making it necessary to consider how the coastline in Essex and South Suffolk can be managed sustainably in the future. The preferred management options being proposed in the draft Essex and South Suffolk Shoreline Management Plan have been developed using the most current and robust scientific data which has involved extensive stakeholder involvement and is considered to represent the most sustainable shoreline management policies for the next 100 year period.
- 4.4 The key aims of the draft Essex and South Suffolk Shoreline Management Plan are to:
- set out the risks from flooding and erosion to people and the developed, historic and natural environment
 - identify a management policy for the shoreline that achieves the best possible and achievable balance of all the different interests around the shoreline, over the next 100 years, and
 - meet international and national nature conservation obligations.

To achieve these aims the Shoreline Management Plan sets out a range of high level policy options for implementation across different policy development zones (PDZ's) along the Essex and South Suffolk coastline over the next 100 year period. The 4 policy options are:

- **Hold the Line (HtL)** – means holding the existing defence line by maintaining or changing the standard of protection. The role of the standard of protection is explained further in the next paragraph.
- **Advance the Line (AtL)** – means building new defences seaward of the existing defence line. This policy should be limited to those stretches of coastline where significant land reclamation is considered.
- **Managed Realignment (MR)** – means allowing or enabling the shoreline to move, with associated management to control or limit the effect on land use and environment. This can take various forms, depending on the nature of the shoreline and the intent of management to be achieved. All are characterised by managing change, not only technically (where management can mean breaching, building and maintaining defences) but also for land use and environment (where management can mean helping or ensuring adaptation).
For the Essex and South Suffolk SMP, two distinct types of Managed Realignment are relevant. For frontages that are currently undefended, MR means that the SMP allows local and limited intervention to limit the risks, as long as negative impacts are minimised. For frontages that currently have flood defences, MR means realigning the flood defences to a more landward location; this could also be implemented gradually, for example via regulated tidal exchange.
- **No Active Intervention (NAI)** – means no investment in coastal defences or operations. It can apply to unprotected cliff frontages and to areas where investment cannot be justified, potentially resulting in natural or unmanaged realignment of the shoreline.

- 4.5 The Shoreline Management Plan although a non statutory document is important for identifying long term sustainable shoreline management options for the coast in Essex and South Suffolk. Shoreline Management Plans can also be a useful source of evidence for the Local Development Framework process by helping shape planning policy and influencing how land is allocated. The draft Shoreline Management Plan formed part of the evidence base for the Borough's Local Development Framework in particular the Site Allocations Development Policy Document (DPD) and the Development Policies Development Plan Document which were formally adopted in October 2010. The final Shoreline Management Plan will help inform the content of future LDF documents.
- 4.6 An executive summary of the Essex and South Suffolk Shoreline Management Plan is attached as Appendix 1. Appendix 2 accompanying the report discusses the methodology used to select the preferred shoreline management policy options for different sections of the coast within the wider project area including Colchester Borough. Appendices 3a-3c are a series of maps showing the sites in the Borough where managed re-alignment has been identified as the preferred managed option as well as the timescale when a managed realignment project could potentially be implemented. The main document is supported by 13 appendices covering a range of issues; policy options development, policy appraisals, economic appraisal and environmental sustainability appraisals. The full list of appendices is listed below.

Shoreline Management Plan appendices

- a) Shoreline Management Plan Development
- b) Stakeholder Engagement Strategy
- c) Baseline Processes
- d) Thematic Review
- e) Policy Development and Appraisal
- f) Shoreline Interactions & Responses
- g) Policy Appraisal
- h) Economics
- i) Bibliographic Database
- j) Sustainability Appraisal Signposting
- k) Water Framework Directive Assessment
- l) Strategic Environmental Assessment (SEA) Environmental Report
- m) Appropriate Assessment – still to be finalised

The full Shoreline Management Document will be available on the Council's website (www.colchester.gov.uk) once it is fully signed off by the Environment Agency.

- 4.7 The economic, environmental and social impacts of proposals in the Essex and South Suffolk Shoreline Management Plan have been thoroughly considered during the preparation of the 2nd Essex and South Suffolk Shoreline Management Plan. A Strategic Environmental Assessment, Water Framework Directive Assessment and draft Appropriate Assessment have been prepared to assess the sustainability of the document, satisfy legislative requirements and help shape the content of the final Shoreline Management Plan.
- 4.8 To date only a draft Appropriate Assessment has been completed to support the development of the new Essex and South Suffolk Shoreline Management Plan. An Appropriate Assessment is required for any plan or project where it is not possible to conclude following screening that a specific plan or project will not significantly impact on the integrity of a Natura 2000 Site or the habitats and species dependent on it. Natura 2000 sites are sites designated under the European Habitats or Birds Directives). Natural England has commissioned a new survey to obtain up to date statistics about salt marsh

loss and accretion rates within the project area. From existing data it is already known that there has been historic salt marsh loss, estimated to be approximately 48.5 ha/year. The Appropriate Assessment study will not be completed until spring 2011. Even without the new data it is clear that historical salt marsh loss and current managed realignment proposals in the Essex and South Suffolk Shoreline Management Plan if implemented will conclude that insufficient compensatory habitat will be delivered to comply with EU legislative requirements. This is particularly true for sites where managed realignment proposals result in the loss of European designated fresh water habitats as the loss of these sites also have to be compensated for.

- 4.9. To address this issue, the Environment Agency will be preparing and submitting an Imperative Reasons of Overriding Public Interest (IROPI) Statement of Case to the Secretary of State to ensure compliance with EU Habitats Directive. In the IROPI Statement of Case the Environment Agency will identify the need to protect people and property from coastal flooding and erosion as the Imperative Reason of Overriding Public Interest.
- 4.10 Finally an Action Plan (see Appendix 4) which details additional projects and studies needed to supplement The Shoreline Management Plan has been prepared as part of the broader Shoreline Management Plan process. This will be published along with the all the other Shoreline Management Plan documents.

5. Proposals

- 5.1 Following detailed assessment (see Appendix 2) initially 5 potential Managed Re-alignment sites were identified within Colchester Borough; two along the Colne Estuary (D6b & D8a) and three on Mersea Island (E1, E2 & E4a). See tables 1 and 2 below.
- 5.2 A draft of the Essex and South Suffolk SMP was released for public consultation during March – June 2010. Colchester Borough Council submitted a detailed response to the public consultation. The following issues were raised by members and officers:
- 1) the need to provide compensatory habitat as close to the area it is lost from to ensure the local tourism economy is not affected or the landscape character adversely altered
 - 2) the need to identify a range of funding strategies in the final Shoreline Management Plan
 - 3) the need for a clear audit trail showing how consultation responses were being managed and included in the final Shoreline Management Plan
 - 4) the need to fully consider the impact of managed realignment proposals on the Boroughs Oyster Fisheries, Right Of Way Network, Historic Landscapes and Fresh water grazing marsh near Wivenhoe
 - 5) The need to protect Cobmarsh Island due to the important to coastal defence role it played in defending the West Mersea Coast Road frontage
 - 6) The need to re-consider the economic value of businesses in the Borough particularly Ballast Quay and in the vicinity of Rewalls (Mersea Vineyard)
- 5.3 The Shoreline Management Plan was revised following the consultation. The large site E1 proposed for managed re-alignment to the north of Mersea Island was removed from the final document The inclusion of this site was challenged by local landowners on the grounds that the sea wall condition and therefore its longevity was much better than originally assessed by the Environment Agency. This was the only change affecting sites in Colchester.

5.4 Four sites are now being proposed for managed re-alignment in Colchester Borough; 2 on the Colne Estuary and 2 on Mersea Island. All the issues raised in the Council's consultation have been addresses in the final Shoreline Management Plan. The revised detailed proposals for Colchester are set out below

5.5 Table 1. Management Unit D – Colne Estuary

Policy Development Zone		Policy Plan			
		Now - 2025	2025 - 2055	2055 - 2105	Explanation
D6a	South of Wivenhoe	HtL	HtL	HtL	The current line will be held throughout all epochs. The current undefended areas will remain undefended.
D6b	B1029 to Wivenhoe	HtL	MR2	HtL	The current line will be held in epoch 1. In epoch 2, Managed realignment by breach of the existing defence, while continuing flood defence to the railway line.
D7	Colne Barrier	HtL	HtL	HtL	The current line will be held throughout all epochs.
D8a	Inner Colne west bank	HtL	MR2	NAI	The current line will be held in epoch 1. In epoch 2 (after the end of the functional life of the existing quarry), Managed realignment by breach of the existing defence. No defence needed after that. A more thorough assessment of the long term economic value of the quarry will need to be completed before the next review of the SMP to help confirm the shoreline management policy.
D8b	Fingringhoe and Langenhoe	HtL	HtL	HtL	The current line will be held throughout all epochs. The currently undefended sections will remain undefended.
D8c	Langenhoehall Marsh	HtL	HtL	HtL	The current line will be held throughout all epochs.

Key

HtL – Hold the Line

MR1 – Managed Realignment - Allow local and limited intervention

MR2 – Managed Realignment - Breach of frontline defence after building landward defence

NAI – No Active Intervention

Where a “+” is added to the policy label, this means that the Standard of protection will be maintained or upgraded

5.6 The preferred management approach for the Colne Estuary is to sustain and support the viability of communities, tourism and commercial activities while creating new intertidal habitats and focusing flood risk management on frontages where it is most needed. The policy to achieve this is to maintain flood defence to the majority of the defended land, including all dwellings and key infrastructure at risk of flooding, whilst also allowing coastal and estuarine processes to act in a less constrained manner by realigning the defences that are under pressure, and / or where the value of the protected features is unlikely to justify continued maintenance.

5.7 The frontages where the existing flood defences will continue to be held at their current alignment within the Borough are Colne Barrier (D7), Fingringhoe and Langenhoe (D8b) and Langenhoehall Marsh. (D8c). For all defended frontages, detailed analysis beyond the Shoreline Management Plan will be needed to determine the appropriate standard of protection.

5.8 At Wivenhoe and Inner Colne west bank (D6b and D8a) the defences are not necessarily under pressure. However, they only protect features of limited economic value or the economic benefits are for a finite period, As a result it is unlikely that continued maintenance is justified. At D6b the former applies. At the Colne west bank (D8a), quarry operations at the gravel pit (Ballast Quay) are projected to continue up to around 2045, after which maintenance of the defences is unlikely to be justified. A more thorough assessment of the long term economic value of the quarry will need to be completed before the next review of the Shoreline Management Plan to help confirm the shoreline

management policy for PDZ D8a. No Active Intervention is a fall-back position for such cases, but it would be preferable to take a pro-active and managed approach, in order to create intertidal habitats (possibly in combination with freshwater habitats) and the associated socio-economic benefits. It has to be noted that Managed Realignment (and also No Active Intervention) could have a significant impact on the historic environment (particularly the well-preserved grazing marsh on the east bank) and on freshwater habitats (although these are not nationally designated). The further impact of the potential realignments on tourism and recreation (including navigation from the nearby moorings) is difficult to quantify, and realignments can have both positive and negative impacts. These impacts will be taken into account during project appraisal and scheme development, which will be carried out with full stakeholder involvement before any works start. The banks that connect the Colne Barrier to high ground on both banks are part of Policy Development Zone D7 (Colne Barrier), which has a Hold the Line policy.

- 5.9 Realignment is proposed to take place in epoch 2 (2025 - 2055) in D6b (B1029 to Wivenhoe) and at D8a along the Inner Colne west bank. For all defended frontages, detailed analysis beyond the Shoreline Management Plan is needed to determine the appropriate standard of protection. There are a number of short frontages where the current No Active Intervention approach will be continued; within the Borough this applies to D8b at Fingringhoe where there are currently no defences

To summarise, changes from existing coastal defence policies will only take place in the policy development zones where Managed Realignment is proposed. For the Borough a change to managed realignment is proposed in D6b (B1029 to Wivenhoe) and D8a between 2025-2055 (epoch 2).

5.10 Table 2. Mersea Island - Management Unit E

Summary of Specific Policies

Policy Development Zone		Policy Plan			Explanation
		Now - 2025	2025 - 2055	2055 - 2105	
E1	Landward Frontage	HtL	HtL	HtL	The current line will be held throughout all epochs.
E2	Seaward frontage between North Barn and West Mersea	HtL	MR2	HtL	The current line will be held in epoch 1. In epoch 2, Managed realignment by breach of the existing defence while continuing flood defence to the dwellings, roads and sewage works. The currently undefended sections will remain undefended.
E3	West Mersea	HtL+	HtL+	HtL+	The current line will be held throughout all epochs. The currently undefended sections will remain undefended. The standard of protection will be maintained or upgraded.
E4a	North Mersea (Strood Channel)	HtL+	MR2+	HtL+	The current line will be held in epoch 1. In epoch 2, Managed realignment by breach of the existing defence while continuing flood defence to the dwellings and roads. The standard of protection will be maintained or upgraded.
E4b	Pyefleet Inner Channel	HtL	HtL	HtL	The current line will be held throughout all epochs.

Key:

HtL – Hold the Line

MR1 – Managed Realignment - Allow local and limited intervention

MR2 – Managed Realignment - Breach of frontline defence after building landward defence

NAI – No Active Intervention

Where a "+" is added to the policy label, this means that the Standard of protection will be maintained or upgraded

- 5.11 The overall intent of management for Mersea Island is to sustain and support the viability of communities, tourism and commercial activities especially the important shellfisheries in the area, while creating new intertidal habitats and focusing flood and erosion risk management on frontages where it is most needed. The policy to achieve this intent is to maintain flood and erosion defence to all dwellings, key infrastructure and tourism facilities at risk of flooding and erosion, combined with a gradual increase of natural processes by realigning defences that are under pressure. The frontages where the existing flood and erosion defences will continue to be held at their current alignment are E3 (West Mersea), E4b (Pyefleet Channel) and parts of the sea facing frontage between West and East Mersea
- 5.12. However, at East Mersea seaward frontage and landward of the Strood Channel (Policy Development Zones E2 and E4a) the defences are under pressure, and a landward realignment would create a more sustainable situation by reducing the pressure on defences and moving towards a more natural coast with increase of tidal prism and intertidal area. All dwellings and infrastructure would remain protected, which will require moving some of the defences to a more sustainable sheltered position, possibly in the form of counterwalls. The realignments will come at the expense of Grade 3 and 4 agricultural land. They will affect freshwater habitats (non-designated), but they will also create new intertidal habitats. They will have significant impact on heritage assets. There are footpaths on top of all the sea banks to be breached; these will need to be sustained, for example through rerouting. The impact of the potential realignments on tourism and recreation (including sailing and the youth camp) and on oyster fisheries is difficult to quantify, and realignments can have both positive and negative impacts. These impacts will be taken into account during project appraisal and scheme development, which will be carried out with full stakeholder involvement before any works start, similar to the approach taken at the Abbots Hall farm realignment on Salcott Creek in 2002.
- 5.13 Realignment is proposed for the seaward frontage between North Barn and West Mersea (E2) and North Mersea (Strood Channel) (E4a) in epoch 2. For West Mersea (E3) and North Mersea (E4), the SMP's broad scale economic analysis supports intent to maintain or upgrade the standard of protection, including taking into account impacts of climate change. For all the other defended frontages, detailed analysis beyond the Shoreline Management Plan is needed to determine the appropriate standard of protection. In Policy Development Zone E1 (Mersea's Landward frontage) there is a need for a counterwall to separate the Cudmore Grove section as the floodcell is considered to be significant. The current No Active Intervention approach will be continued for sections of West Mersea (landwards of Cobmarsh Island, (E3) and for the SSSI cliffs at Cudmore Grove East Mersea (E2). In summary a change from existing policies will only take place in the Policy Development Zones where Managed Realignment is proposed. Around Mersea this applies to the Seaward frontage between North Barn and West Mersea (E2) and for North Mersea (Strood Channel) (E4a).
- 5.14 None of the proposed managed re-alignment schemes will be implemented until Epoch 2 (2025 -2055) or Epoch 3. (2055-2105). This is necessary to enable communities and any affected businesses to adapt. It is also important to note that at this stage all the sites identified are only potential Managed Re-alignment sites and cannot be progressed without the full cooperation from landowners.

- 5.14. The Action Plan highlights the need to identify opportunities for the beneficial use of dredging within the SMP project area. Cobmarsh Island has been identified as a site for inclusion in any future study to identify good receptor sites.
- 5.16 Although the preparation of the Shoreline Management Plan is complete Colchester Borough Council will still have a role to play in the implementation of the managed retreat proposals in the document and in studies and projects identified in the Action Plan supporting the Essex and South Suffolk Shoreline Management Plan.

6. Strategic Plan References

- 6.1 The Essex and South Suffolk Shoreline Management Plan supports the Community Safety aspirations in the Strategic Plan by reducing flood risk to people and property and enabling communities to adapt positively to changing climatic conditions.

7. Consultation

- 7.1 The Essex and South Suffolk Shoreline Management Plan has been developed with Elected Member and officer involvement. There has also been ongoing public consultation with a wide range of stakeholders during the development of the Essex & South Suffolk SMP. This has been essential due to the potential economic, social and environmental impacts that SMP proposals could have on communities, businesses, coastal user groups and the environment along the Essex and South Suffolk coastline. Themed groups representing all parties with an interest in the Essex and South Suffolk coast were invited to key stakeholders meetings on 15 June 2009 and 6 November 2009. The Environment Agency also held drop in sessions across the wider project area where members of the public could learn more about the Shoreline Management Plan process. In Colchester these sessions were held at West Mersea and at the Hythe in Colchester during April 2009. A meeting was also held for planners and emergency planners in May 2009 to explore the role of SMP's in the Local Development Framework process. Further drop in sessions were held in March and May in 2010 at Marks Tey. The document was released for formal consultation during March – June of this year during which time Further drop in sessions were held in March and May in 2010 at Marks Tey and Wivenhoe. The document has also been scrutinised by a Quality Review Group and the Regional Flood Defence Committee. Comments and feedback provided at these various events have helped influence the development of the final SMP to date. The final Shoreline Management Plan will be formally signed off by the Regional Director of the Environment Agency.

8. Publicity Considerations

- 8.1 Essex and South Suffolk SMP may generate some local publicity. The draft document has however been prepared with full stakeholder involvement from the start of the project. The collaborative approach taken will hopefully have increased awareness about the issues that need to be addressed along the Essex and South Suffolk Coast, provided opportunities to identify areas of conflict early in the process and also provide a forum for identifying solutions when realignment proposals start coming forward in the future.

9. Financial Implications

- 9.1 None

10. Equality, Diversity and Human Rights implications

- 10.1 The Draft Essex and South Suffolk SMP has been developed in accordance with the Shoreline Management Plan National Guidance. The document has been developed with full stakeholder engagement to ensure that all interested parties have been able to influence proposals put forward in the SMP.
- 10.2 An Equality Impact Assessment has been prepared for the Local Development Framework and is available to view on the Colchester Borough Council website by following this pathway from the homepage: Council and Democracy > Policies, Strategies and Performance > Diversity and Equality > Equality Impact Assessments > Strategic Policy and Regeneration > Local Development Framework.
- 10.3 None of the proposals in the final Essex and South Suffolk SMP will proceed without the landowners agreement.

11. Community Safety Implications

- 11.1 None

12. Health and Safety Implications

- 12.1 None

13. Risk Management Implications

- 13.1 A decision to adopt the final Essex and South Suffolk Shoreline Management Plan will ensure that all residents, businesses and stakeholders in the Borough will have a clear understanding about future long term management options for the Borough's coastline.

Background Papers

Essex and South Suffolk Shoreline Management Plan

Managing the coast



Essex and South Suffolk Shoreline Management Plan 2
Landguard Point (Felixstowe) to Two Tree Island (Southend)
Non-technical summary of final plan 2010

Front cover images: (top left) Harwich and Felixstowe Ports,
(top right) Clacton Pier, © Mike Page, 2008
(bottom left) Naze Tower, (bottom right) Salcott Creek saltmarshes

Back cover image: Frinton-on-Sea, © Mike Page, 2008

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What is a Shoreline Management Plan?

A Shoreline Management Plan (SMP) identifies the best ways to manage flood and erosion risk to people and the developed, historic and natural environment in the short, medium and long-term. The overall aim of the plan is to support the best possible balance of all values and features which will create opportunities to work with others and make improvements.

Approximately 10 years ago the first round of SMPs were completed for the entire length of the coastline of England and Wales. These SMPs have now been reviewed and updated to take account of new information, data and legislation. The plan describes the short-term (up to 2025), the medium-term (2026 to 2055) and the long-term (2056 to 2105). These are referred to as epochs 1, 2 and 3. The plan is reviewed every 5 to 10 years as our vision for the medium and long-term is based on our current knowledge and understanding.

This document is the non-technical summary of the Shoreline Management Plan. It aims to provide you with summary information about the short, medium and long-term plans for managing the coast between Landguard Point (Felixstowe) in Suffolk and Two Tree Island near Southend-on-Sea in Essex.

How we developed the plan

We have worked in partnership with organisations with interests and responsibilities around the shoreline. This approach is important because there are strong links between shoreline management, coastal land use and the coastal environment. All of these partners have been fully involved in producing this SMP.

Client Steering Group (CSG): has overall responsibility for the delivery of the SMP. The CSG initiates the SMP development process, undertakes any scoping tasks required and manages the development and adoption processes. Organisations include:

- Environment Agency
- Suffolk Coastal District Council
- Ipswich Borough Council
- Babergh District Council
- Suffolk County Council
- Essex County Council
- Tendring District Council
- Colchester Borough Council
- Maldon District Council
- Chelmsford Borough Council

Introduction

- Rochford District Council
- Southend-on-Sea Borough Council
- Natural England
- English Heritage

Elected Members' Forum (EMF): elected members, representing their individual authorities, were involved in developing the plan and endorsing the final document. The EMF comprises elected member representatives from client local authorities and members of the Environment Agency's Regional Flood Defence Committee.

Key Stakeholder Group (KSG): a key stakeholder is a person or organisation with a significant interest in the preparation of, and outcomes from a SMP. This includes authorities, organisations, parish councils, community groups and private bodies with responsibilities or ownerships that affect the overall management of the shoreline in a plan. The KSG acts as a focal point for discussion and consultation through development of the plan.

Finding the right balance

We looked at how the coast and the flood and erosion defences are currently responding to natural and man-made changes. We then considered how the coast would respond to different management options and how these would affect the values and features that people consider important around the estuaries and coast of Essex and South Suffolk.

SMPs identify opportunities where partners, stakeholders, communities and individuals can work together to manage and reduce flood and erosion risk. The outcome of the SMP is a document that outlines the intent of management for the coast and estuaries of Essex and South Suffolk. The plan aims to achieve the best possible balance for all the features that have been identified as valuable by partners and stakeholders around the coast. One of the main challenges for Shoreline Management Plans is how to balance different, and sometimes conflicting, issues and features that people and communities value. Some of these are mainly of value to local communities but others may be important at a county level, within Anglian region, nationally or even internationally. The main SMP documents contain a lot of information about all these issues and features.

There are significant areas of low-lying rural and agricultural land across much of the SMP area which are interspersed with seaside and estuary towns, major ports and smaller rural communities. The local economy is therefore strongly linked to coastal activities and the coastal hinterland.

Most of the coast and estuaries have defences to protect against erosion and flood risk from the North Sea.

Introduction

One of the most important aspects of the Essex and South Suffolk coast and estuaries is its value to the natural environment. This is reflected in its designation under the European Habitats and Birds Directives, as a wetland of international importance (Ramsar site) and part of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB) is included in the plan area. Only a very small part of this coast is not designated under European law.

As well as the natural environment, this coast has historic environment features that are important at many levels. These include scheduled monuments, historic parks and gardens, listed buildings and conservation areas in most settlements. Some of these features are found in intertidal areas, such as fish traps in the Blackwater or a causeway in the Colne, and are therefore difficult to find and record but are important links with the coastal and maritime culture and history. Others are important features of the historic landscape such as Martello towers and World War II pillboxes which many people consider to be of high value in this area.

Balancing the needs of local communities, the environment and the history and landscape of this coast is challenging.

Because of these important features around our coast the Essex and South Suffolk SMP includes a Strategic Environmental Assessment (SEA). This looks at how the final policies might affect the features and values society considers important. The SEA doesn't only consider the possible effects on the natural environment. It also looks at how they could affect the historic environment, communities, infrastructure and leisure and tourist facilities.

We have also produced a Habitats Regulations Assessment (HRA) to find out if any of the final policies could adversely affect any site designated under the European Habitats and Birds Directives. The conclusion of this assessment was that adverse affect could not be ruled out. We will therefore submit a Statement of Case to the Secretary of State for Imperative Reasons of Over-riding Public Interest (IROPI) in order to implement these policies despite the possible adverse affect.

How we involved you

Due the large geographical nature of this SMP it was very important from the outset to find a way to ensure we involved everyone with a stake in this coast.

Over 200 organisations and groups were identified who represent those with properties, businesses and infrastructure around the coastal area as well as those who visit, enjoy and use the coast. This group of representatives were invited to several events and workshops throughout the development of the plan to highlight local themes and issues that the plan needed to consider. This group also reviewed data and information used to help draft the management policies.

An important but challenging aspect of this SMP review was a wide and comprehensive public consultation to obtain the public's views and to examine the draft policies to help determine the final SMP policies. Given the large area and significant number of people to involve, a communications plan was developed by the partners. This included media campaigns to advertise the public consultation as well as work to identify how best to involve hard-to-reach communities given the issues of social deprivation and rural nature of much of the area.

The draft plan was launched at a stakeholder event on 12 March 2010. The formal public consultation ran from the 15 March to 28 June 2010. We held 17 public exhibitions (drop-in sessions) at different places along the coast, attended by officers from the partner organisations. These were held to inform people about the draft plan and to seek their comments about the proposed policies. People could also look at the draft SMP and make comments through the website. Hard copies were available to view in the libraries and council offices within the plan area.

We received over 180 comments during the consultation period, either on feedback forms or as letters or emails. These responses were considered by the partners and some changes to the policies were made.

We have produced a report about the public consultation period. This includes information about the publicity and events before and during the consultation period, the type of people who commented on the draft SMP and what they commented on. Appendix B of the SMP document contains this report which includes copies of all the comments received on the draft SMP and SEA.

You can obtain a copy of this report by emailing: Essex&SouthSuffolk_SMP@environment-agency.gov.uk or by ringing the Environment Agency's National Customer Contact Centre on 08708 506 506 Monday to Friday 8am to 6pm. (Weekday Daytime calls cost 8 pence plus up to 6 pence per minute from BT Weekend Unlimited. Mobile and other providers' charges may vary).

An overview

The Essex and South Suffolk SMP area is in the East of England. It covers the Stour and Orwell Estuaries in Suffolk as well as Hamford Water, Colne, Blackwater, Roach and Crouch estuaries. The plan also covers most of the Essex coast as far as Two Tree Island near Southend in the Thames (with the Thames Estuary 2100 strategy covering the remainder of the Essex coast between Southend-on-Sea and the Thames Barrier). The plan covers 550km of coast, including 440km of sea defences.

Much of the shoreline is made up of embankments that protect low-lying land against flooding. There are also a number of stretches of higher, soft-eroding cliffs and these are generally undefended, with the exception of the cliff frontages of Southend and the Tendring Peninsula at Clacton and Holland-on-Sea which are defended against coastal erosion.

The most prominent economic activity is the commercial shipping that takes place out of the ports at Ipswich, Felixstowe and Harwich. In addition much of the coastal hinterland is used for agricultural production.

Tourism plays an essential role in the economy of much of the SMP frontage whether beach-based at Frinton, Clacton, Jaywick and Southend or linked to the seafood culture of Maldon and West Mersea. Important recreational activities like walking and sailing also occur throughout the estuaries.

Historical towns like Ipswich, Colchester and Chelmsford all have links to the sea. In addition, landscape and wildlife including the southern extent of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty attracting many tourists.

The low lying areas tend to be predominantly agricultural but also provide important habitats for a range of birds, invertebrates and plants.

Many of the coastal and estuary defences are in good condition, however some locations are under increasing pressure from natural changes (waves, tidal currents, surge tides). These natural processes are already eroding beaches and saltmarshes, leaving defences vulnerable to over-topping by waves and tides or the undermining of defence foundations. At these locations, there is an increased risk of flooding or erosion to local people and property now and in the future. These are the locations where we need to consider important management decisions for the future.

In addition, the loss of beaches and intertidal areas has an impact on local economies and the coastal environment. Through the SMP we needed to find a balance between managing coastal flood and erosion risk and wider socio-economic and environmental needs.

Here we introduce and explain some of the key coastal and estuary processes in the Essex and South Suffolk SMP area. These have played an important role in developing the plan as we have considered the impact of these processes on the future management of the defences.

Intertidal areas

An estuary is the section of a river where it is flowing into the sea and is influenced by the tides. Estuary banks are typically wide flat areas consisting of mud and silt that are sometimes dry, and sometimes under water. Similar areas are also found along parts of the open coast, for example in front of Dengie and Foulness. This area is called the 'intertidal area', and it is made up of mudflats and saltmarshes. The intertidal area is important because it stops waves reaching flood and erosion defences, and it is a habitat for many rare plants and animals.

Coastal squeeze

Since the last Ice Age, around 12,000 years ago, the land in the East of England has been sinking slowly, while sea levels have generally been rising. This process is expected to continue and may be speeding up. The natural response of intertidal areas is a gradual move in a landward direction. Large areas of the estuaries and coastline in the Essex and South Suffolk SMP area are constrained by the high ground and by man-made flood defences. This means that the saltmarshes and mudflats cannot move in a landward direction: they do lose area from their seaward edge, but they don't gain area on their landward edge. This is called 'coastal squeeze'. It puts pressure on the flood defences, which become more difficult to maintain, and it leads to loss of important habitats.

Estuary processes

At the outer and middle reaches of the estuaries erosion of the saltmarsh edge takes place. These sections are exposed to pressures from waves and tidal flows. Some of the sediment eroded from the outer and middle reaches is transported by the tides into the inner estuary where siltation is taking place. As sea level rises and tidal flows speed up there would be more erosion and coastal squeeze of saltmarsh in estuaries.

Where the estuary is constrained, the flood banks are under pressure. An intervention to widen the estuary on one bank loosens the constraint, so it will reduce the pressure on the opposite bank of the estuary.

On the other hand, widening the estuary in the upstream reaches can have a negative effect further out. It increases the tidal prism (the volume of water flowing in and out of the estuary with each tide). This means that more water has to pass through the outer reaches, and this can increase the pressure on the banks.

Open coast processes

There are a number of exposed coastal frontages in the SMP area. These frontages experience the full force of waves from the North sea with the strongest waves coming from the north-east. The wave energy moves sediment around the coast. Sediment tends to build up in certain areas where the wave and current energy is less. There can also be a loss of sediment where the energy is greater. This loss of sediment causes a loss of beaches, saltmarshes and mudflats and can cause undermining of the coastal and flood defences.

How we divided the coast

Due to the large geographical area that this SMP covers we have split the coast into 10 different management units (MUs). The 10 management units have played an important part in the development of this plan and are listed in the table below.

Management Unit	Area covered
A	Stour and Orwell Estuaries
B	Hamford Water
C	Tendring Peninsula
D	Colne Estuary
E	Mersea Island
F	Blackwater Estuary
G	Dengie Peninsula
H	Roach and Crouch Estuaries
I	Foulness, Potton and Rushley Island
J	Southend and Two Tree Island

The 10 management units are then sub-divided into policy development zones (PDZs) to make it easier to manage the data and information and to make it simpler for those reading the documents to find information about each frontage easily.

This means we can have different policies for smaller sections of the coast for each epoch, rather than one policy for a large area that may not be appropriate for each epoch. These PDZs are largely based on flood compartments or erosion frontages.

The extent and main characteristics of the management units, PDZs and the flood and coastal risk management policies for each of the 3 epochs are shown on the attached maps and tables.

How we divided the coast

Shoreline Management Plans have to use one of four policies.

Management Policy	Definition
Hold the line (HtL)	Holding the defence line where it is now
Advance the line (AtL)	Building new defences seaward of the existing defence line
Managed realignment (MR)	Allow the shoreline to move seaward or landward, with management to control or limit the effect on land use and environment. This can take various forms, depending on how we want to manage the area. All realignments are characterised by managing change, both technically (by breaching and building defences) and also for land use and environment (by helping or ensuring adaptation)
No active intervention (NAI)	No investment in coastal defences or operations

For much of the Essex and South Suffolk coast the defences have been well managed and as a result most of the defences are in relatively good condition. However at certain points around the coast the natural coastal processes described previously are already impacting on the defences and continuing to manage these walls in their current position will become more challenging in the future. Where there are HtL policies, it is important to clarify that economic defences may not always be affordable from public finances. This is because funding availability in the future cannot be predicted. There is a need to explore all sources of funding for all epochs.

Consequently, in the Essex and South Suffolk SMP we have used the managed realignment policy on frontages which we consider to be vulnerable to flood and erosion risk, now or in the future. The policy is mainly used where there are no significant communities and in largely rural areas. The natural processes are creating a situation that is challenging to manage at a number of locations. Either the defence will be increasingly over-topped by waves or undermined as beaches lower or intertidal marshes are eroded.

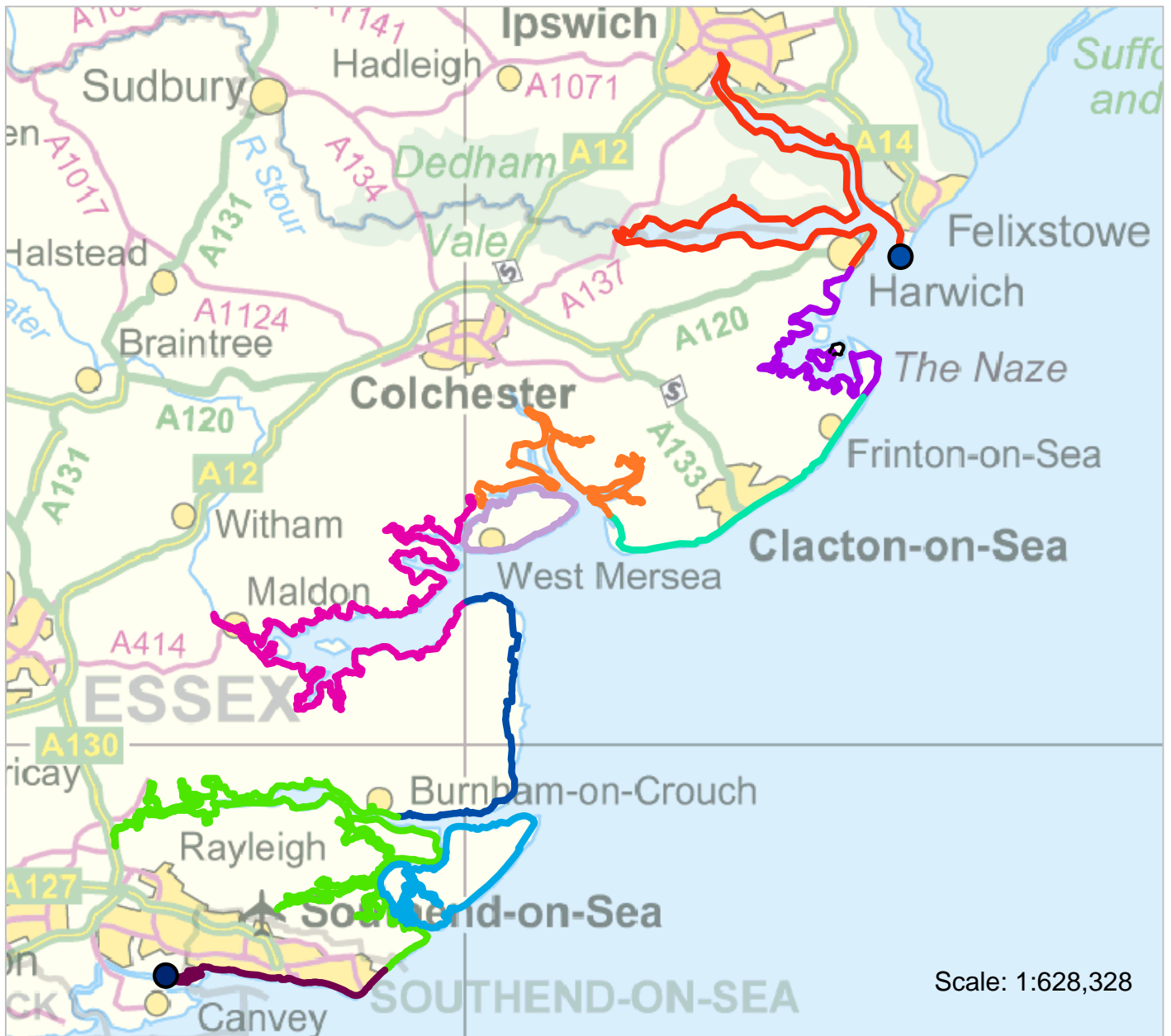
At these locations the cost of maintaining the defence in its current position combined with the technical difficulties associated with the coastal processes will be difficult and therefore it makes sense to consider alternative management options. By setting back defences at these locations we believe that new intertidal areas or beaches will be created and reduce the erosion or flood risk locally. We have already spoken to everyone who owns land in areas where managed realignment is proposed. We will continue to work with landowners and communities in these locations to find the best solution at the appropriate time.

How we divided the coast












The no active intervention policy tends to be used where there are currently no defences, such as soft-eroding cliffs in areas of little or no property or infrastructure. However, where the cost of maintaining a defence exceeds the value of what it protects we must consider the economic viability of continuing to maintain the defence. These frontages are currently rare in Essex & South Suffolk in the short to medium-term and we will work with landowners affected by this policy to ensure they understand their options and are supported to maintain their own defences if they wish to do so.

How we divided the coast

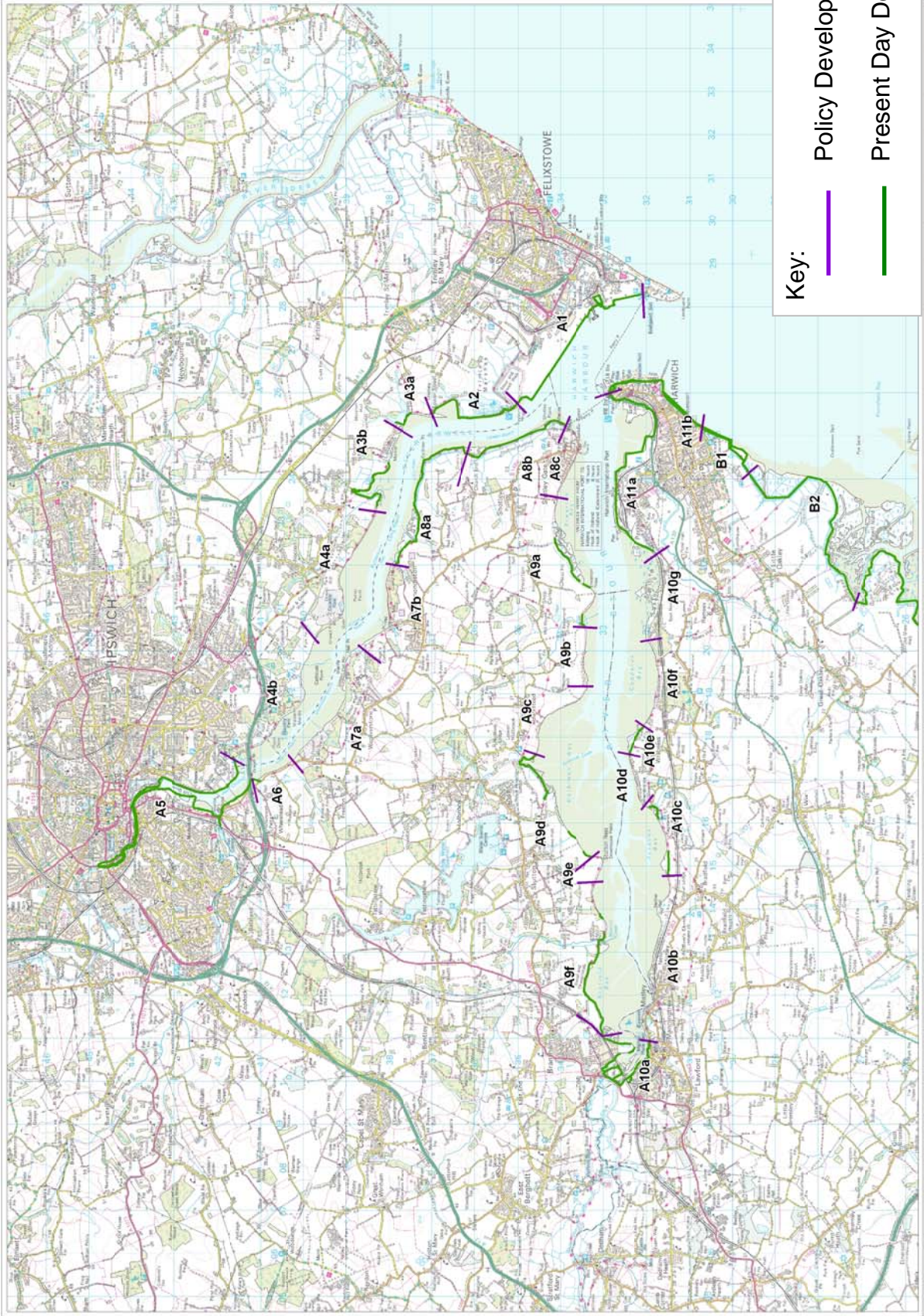
Management units for the Essex and South Suffolk Shoreline Management Plan area



Key :

- | | | | |
|---|--|---|--|
|  | Essex and South Suffolk SMP boundary |  | Management Unit E – Mersea Island |
|  | Management Unit A – Stour and Orwell Estuaries |  | Management Unit F – Blackwater Estuary |
|  | Management Unit B – Hamford Water |  | Management Unit G – Dengie Peninsula |
|  | Management Unit C – Tendring Peninsula |  | Management Unit H – Crouch and Roach Estuaries |
|  | Management Unit D – Colne Estuary |  | Management Unit I – Potton, Rushley and Foulness Islands |
| | |  | Management Unit J – Southend-on-Sea |

Management Unit A (Stour and Orwell Estuaries)



Date:
December
2010

Map 1 of 7

Scale:
1:75,000
(A3)

Key:
Policy Development Zone
Present Day Defences

How we will manage the coast

Present Day Defences

Essex and South Suffolk Shoreline Management Plan

Management Unit A (Stour and Orwell):

From Landguard Point to the east of Felixstowe port along the north and south banks of the River Orwell, into the River Stour along the north bank and then back out along the south bank to Dovercourt, just south of Harwich. This management unit is a combination of an open coast and estuary frontage. The mouth of the River Stour and River Orwell is an exposed open coast frontage. The estuaries themselves are sheltered but affected by the tides. Where the estuaries' banks are low-lying, the area is defended by earth embankments. The majority of the settlements are not at risk from tidal flooding with the exception of the infrastructure at the ports of Harwich and Felixstowe. In front of the defences there are saltmarshes and intertidal flats which are mainly muddy but become more sandy towards the sea. Monitoring has shown that there has been an overall reduction of saltmarsh in the estuaries.

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Policy Development Zone	Epoch 1 Now – 2025	Epoch 2 2025 – 2055	Epoch 3 2055 – 2105	What does this mean?
A1 Felixstowe Port	Advance the line	Hold the line	Hold the line	Continue protection of Felixstowe Port. The standard of protection will be maintained or upgraded
A2 Trimley Marsh	Hold the line	Managed realignment	Hold the line	Managed realignment by breach of the existing defence while continuing flood defence to Felixstowe Port The current line will be held in epoch 1. In epoch 2, managed realignment by breach of the existing defence. No defence needed after that. The currently undefended section will remain undefended
A3a Loom Pit Lake	Hold the line	Managed realignment	No active intervention	
A3b Levington Creek	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs

How we will manage the coast

Policy Development Zone	Epoch 1 Now – 2025	Epoch 2 2025 – 2055	Epoch 3 2055 – 2105	What does this mean?
A4a North Orwell east	Managed realignment	Managed realignment	Managed realignment	Local intervention to limit erosion risk to features is acceptable if the impact on natural estuary evolution is minimised
A4b North Orwell west	No active intervention	No active intervention	No active intervention	No erosion expected, therefore no defences needed
A5 Ipswich	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs. Ipswich will remain protected. The standard of protection will be maintained or upgraded
A6 Wherstead	Managed realignment	Managed realignment	Managed realignment	Integrated plan for adaptation to be determined through partnership approach; may include local defences
A7a Southern Orwell west	No active intervention	No active intervention	No active intervention	No erosion expected, therefore no defences needed
A7b Southern Orwell east	Managed Realignment	Managed realignment	Managed realignment	Integrated plan for adaptation to be determined through partnership approach; may include local defences
A8a Shotley Marshes west	Managed realignment	Hold the line	Hold the line	Managed realignment by breach of the existing defence while continuing flood defence to all dwellings
A8b Shotley Marshes east	Hold the line	Managed realignment	Hold the line	Managed realignment by breach of the existing defence while continuing flood defence to the Marina and all dwellings and roads
A8c Shotley Gate	Managed realignment	Managed realignment	Managed realignment	Integrated plan for adaptation to be determined through partnership approach; may include local defences

How we will manage the coast

Policy Development Zone	What does this mean?		
	Epoch 1 Now – 2025	Epoch 2 2025 – 2055	Epoch 3 2055 – 2105
A9a,d,f Northern Stour – flood defence	Hold the line	Hold the line	Hold the line
A9b Northern Stour – not erosional	No active intervention	No Active intervention	No Active intervention
A9c,e Northern Stour – erosional	Managed realignment	Managed realignment	Managed realignment
A10a,c,e Southern Stour – Flood Defence	Hold the line	Hold the line	Hold the line
A10b, g Southern Stour – Not erosional	No active intervention	No active intervention	No active intervention
A10d,f Southern Stour – erosional	Managed realignment	Managed realignment	Managed realignment
A11a Harwich Harbour	Advance the Line	Hold the line	Hold the line
A11b Harwich Town	Hold the line	Hold the line	Hold the line

The current line will be held throughout all epochs

No erosion expected, therefore no defences needed

Local intervention to limit erosion risk to features is acceptable if the impact on natural estuary evolution is minimised

The current line will be held throughout all epochs. The standard of protection at Manningtree will be maintained or upgraded

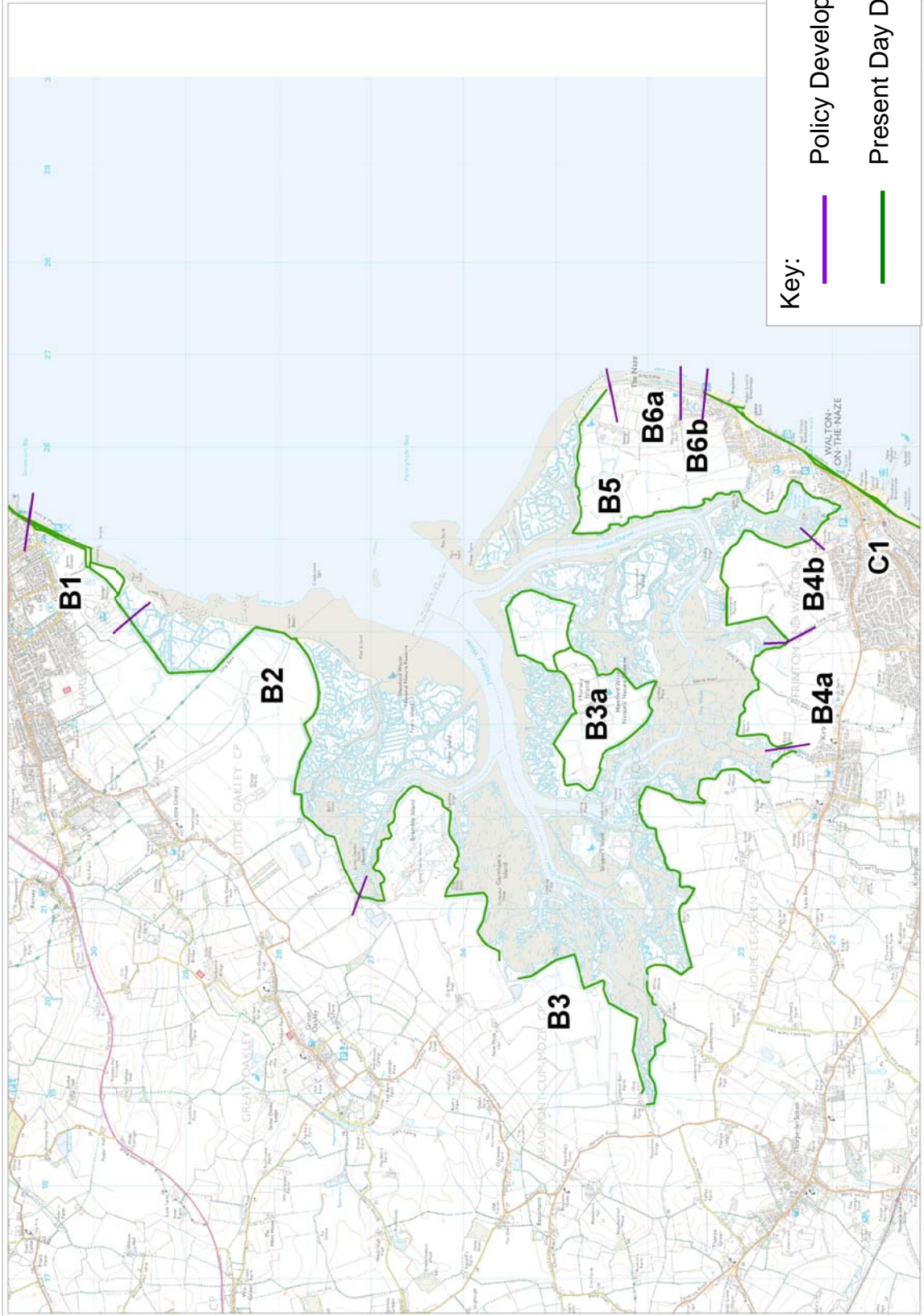
No erosion expected, therefore no defences needed

Local intervention to limit erosion risk to features is acceptable if the impact on natural estuary evolution is minimised

The port expansion currently under consideration for Bathside Bay constitutes advance the line. The new line will then be held throughout all epochs to continue protection of Harwich Port

The current line will be held throughout all epochs

Management Unit B (Hamford Water)



Present Day Defences

Essex and South Suffolk Shoreline Management Plan

Management Unit B (Hamford Water): from Dovercourt to the Naze, covering the embayment of Hamford Water. This management unit is a combination of an open coast and estuary frontage. Dovercourt and the mouth of Hamford Water are exposed open coast frontages, whereas inside Hamford Water the processes are more similar to those seen in the estuaries. Within Hamford Water the land behind the earth embankments is low lying and at risk of flooding. In front of the defences there is saltmarsh and intertidal flats. Monitoring has shown that there has been an overall loss of saltmarsh within Hamford Water. Although the area is less constrained than other areas along the Essex coastline, the rate at which saltmarsh is being lost has been increasing. Along the Dovercourt frontage there are 15 metre high London clay cliffs. The high ground is protected by beach control structures. In front of the cliffs the beach is sandy.

Policy Development Zone

Epoch 1
Now – 2025

Epoch 2
2025 – 2055

Epoch 3
2055 – 2105

What does this mean?

B1 South Dovercourt

Hold the line

Hold the line

Hold the line

The current line will be held throughout all epochs. The standard of protection will be maintained or upgraded

B2 Little Oakley

Hold the line

Managed realignment

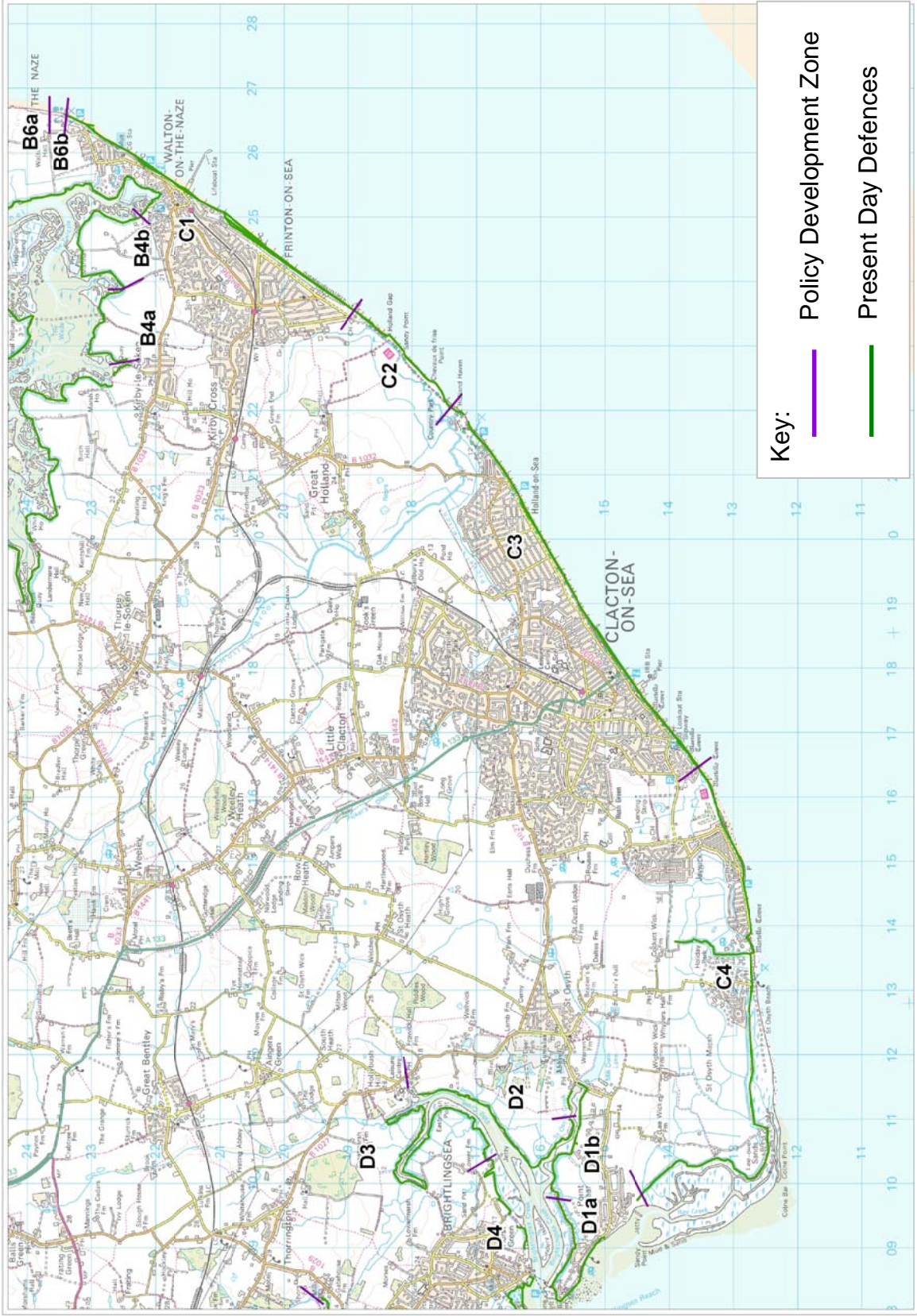
Hold the line

Bathside Bay port expansion compensatory managed realignment site planned for epoch 1. Seek to develop a project with the Port and willing landowners to establish whether managed realignment of the wider compartment could be an option in epoch 2. This will include the continued flood defence protection to dwellings, communities, roads and infrastructure south of Dovercourt and to the sewage works

How we will manage the coast

Policy Development Zone	What does this mean?		
	Epoch 1 Now – 2025	Epoch 2 2025 – 2055	Epoch 3 2055 – 2105
B3 Oakley Creek to Kirby –le-Soken	Hold the line	Hold the line	Hold the line
	The current line will be held throughout all epochs		
B3a Horsey Island	Hold the line	Hold the line	Managed realignment
			Managed realignment by breach of the existing defence while continuing flood defence to the south west half of the island
B4a Kirby – le Soken to Coles Creek	Managed realignment	Hold the line	Hold the line
	Managed realignment by breach of the existing defence while continuing flood defence to Kirby-le-Soken		
B4b Coles Creek to the Martello Tower	Hold the line	Hold the line	Hold the line
	The current line will be held throughout all epochs		
B5 Walton Channel	Hold the line	Hold the line	Managed realignment
			Managed realignment by breach of the existing defence while continuing flood defence to all dwellings, the sewage works and the caravan park. The standard of protection will be maintained or upgraded
B6a Naze Cliffs north	No action intervention	No active intervention	No active intervention
	The shoreline will be allowed to develop naturally		
B6b Naze Cliffs south	Managed realignment	Managed realignment	Managed realignment
	The erosion process will be slowed down and managed		

Management Unit C Tendring Peninsula



How we will manage the coast

Present Day Defences

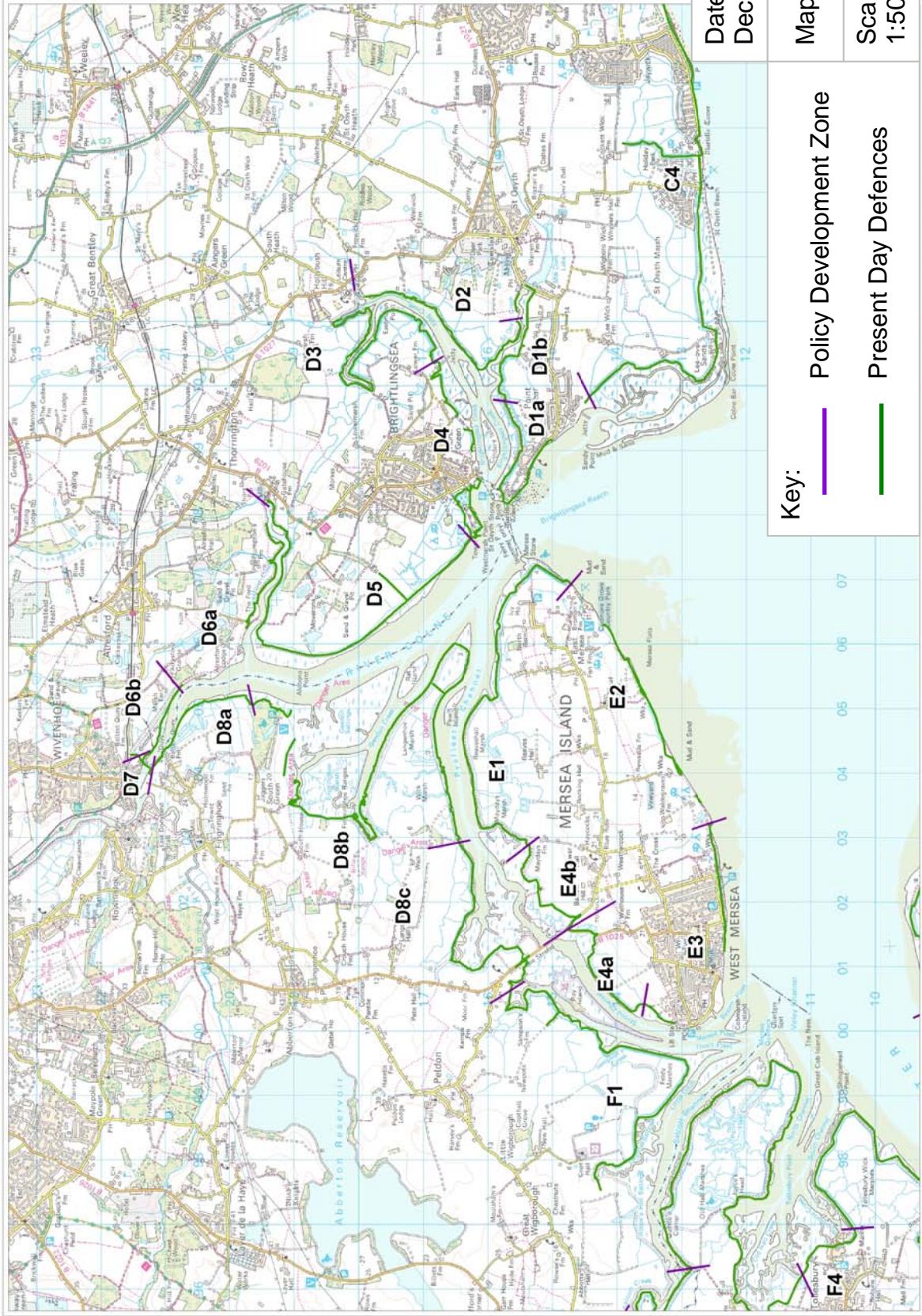
Essex and South Suffolk Shoreline Management Plan

Management Unit C (Tendring Peninsula): From the Naze to Point Clear on the east bank of the River Colne. The Tendring Peninsula is an exposed open coast frontage. The land is generally high from the Naze to Clacton, consisting of sea cliffs made up of London clay. There are low-lying frontages in between the sea cliffs, which are intersected at Walton-on-the-Naze and Holland Gap. The Naze Cliffs in the north of this management unit are currently undefended. Further to the south-west the high ground is protected by sea walls, sheet piling, promenades, wave return walls and beach control structures. In front of the defences is a narrow intertidal zone containing sand beaches with some shingle. From Clacton to Colne Point the land is low-lying and is protected by earth embankments and sea walls. Monitoring has shown that there is significant erosion at the tip of the Naze and at Jaywick. Erosion is caused by wave and tidal energy and landward constraints imposed by the defences and higher ground. This is further compounded by an overall lack of supply of sediment.

Policy Development Zone	Epoch 1 Now – 2025	Epoch 2 2025 – 2055	Epoch 3 2055 – 2105	What does this mean?
C1 Walton-on-the-Naze and Frinton-on-Sea	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs
C2 Holland Haven	Hold the line	Hold the line	Managed realignment/ Hold the line	The current line will be held in epoch 1 and epoch 2. In epoch 3 there is a dual policy of either managed realignment or hold the line. In either case flood defence to dwellings, roads and sewerage treatment works will be maintained or up graded
C3 Clacton-on-Sea	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs
C4 Seawick, Jaywick and St. Osyth Marsh	Hold the line	Hold the line	Managed realignment/ Hold the line	The current line will be held in epoch 1 and epoch 2. In epoch 3 there is a dual policy of either managed realignment or hold the line, depending on further work as a part of the Local Development Framework

How we will manage the coast

Management Unit D (Colne Estuary) and Management Unit E (Mersea Island)



Present Day Defences

Essex and South Suffolk Shoreline Management Plan

Management Unit D (Colne Estuary): This management unit extends from Point Clear on the east bank of the River Colne up to Colne Barrier, and back downstream along the north bank of Pyefleet channel, up to the Strood road crossing to Mersea Island. This management unit is a combination of an open coast and estuary frontage. The mouth of the River Colne is open coast and is exposed to waves, whereas the Colne Estuary itself and the channels are sheltered, but affected by the tides. In front of the defences there are saltmarshes and mudflats. Monitoring has shown that the total area of saltmarsh in the estuary is reducing, and that this process has recently been speeding up. In combination with channel movement this is putting pressure on the defences along the middle and lower Colne, Flag Creek and Pyefleet channel.

Management Unit E (Mersea Island): This management unit covers Mersea Island, which consists of London clay. The south-east side of the island is an open coast frontage. It has a low cliff and steep natural slope with two local areas of low-lying land. In front of the cliff and slope is a wide area of intertidal flats (Mersea flats) made of shingle, sand and mud. There are varying types of defences around the island, such as concrete sea walls, promenades, wave return walls and beach control structures such as timber and concrete groynes and breakwaters. These protect the isolated sections of low-lying land from flooding and the higher ground from erosion. Erosion is caused by wave and tidal energy. There is a general lack of sediment in the area, and this is made worse by the presence of coastal and flood defences. This puts pressure on the defences around much of the island.

Policy Development Zone

Epoch 1 Now – 2025	Epoch 2 2025 – 2055	Epoch 3 2055 – 2105
Hold the line	Hold the line	Hold the line
Hold the line	Managed realignment	Managed realignment by breach of the existing defence while continuing flood defence to the dwellings, roads and caravan park. The currently undefended section will remain undefended

What does this mean?

D1a Stone Point Hold the line Hold the line Hold the line The current line will be held throughout all epochs

D1b Point clear to St Osyth Creek Hold the line Managed realignment Managed realignment by breach of the existing defence while continuing flood defence to the dwellings, roads and caravan park. The currently undefended section will remain undefended

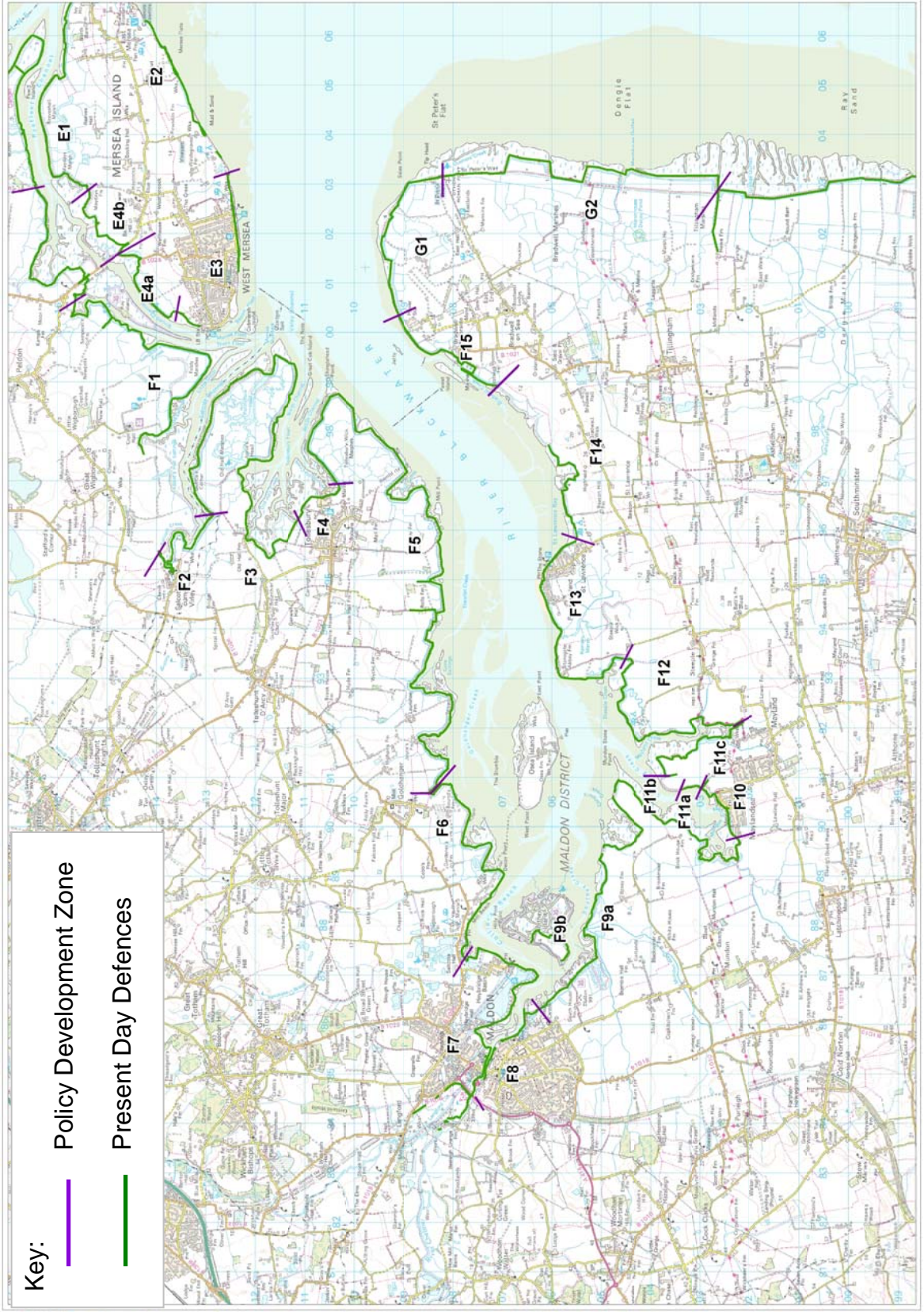
How we will manage the coast

Policy Development Zone	Epoch 1 Now – 2025	Epoch 2 2025 – 2055	Epoch 3 2055 – 2105	What does this mean?
D2 Along the Southern bank of Flag Creek	Hold the line	Hold the line	Managed realignment	The current line will be held in epoch 1 and epoch 2. In epoch 3, managed realignment by breach of the existing defences while continuing flood defence protection to the dwellings and road. Due to the environmental, landscape and historic importance of the area, future SMPs should review the feasibility and the implementation of the managed realignment policy for this PDZ
D3 Flag Creek to northern bank of Brightlingsea	Hold the line	Managed realignment	Hold the line	Managed realignment by breach of the existing defence while continuing flood defence to the dwellings and road
D4 Brightlingsea	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs
D5 Westmarsh Point to where the frontage meets the B1029	Hold the line	Managed realignment	Hold the line	Managed realignment by breach of the existing defence while continuing flood defence to the dwellings, the road and the freshwater habitats
D6a South of Wivenhoe	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs
D6b B1029 to Wivenhoe	Hold the line	Managed realignment	Hold the line	Managed realignment by breach of the existing defence, while continuing flood defence to the railway line
D7 Colne Barrier	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs
D8a Inner Colne west bank	Hold the line	Managed realignment	No Active intervention	Managed realignment by breach of the existing defence. No defence needed after that
D8b Fingringhoe and Langenhoe	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs. The currently undefended sections will remain undefended

How we will manage the coast

Policy Development Zone	Epoch 1 Now – 2025	Epoch 2 2025 – 2055	Epoch 3 2055 – 2105	What does this mean?
D8c Langenhoe Hall Marsh	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs
E1 Landward frontage	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs
E2 Seaward frontage between North Barn and West Mersea	Hold the line	Managed realignment	Hold the line	Managed realignment by breach of the existing defence while continuing flood defence to the dwellings, roads and sewage works
E3 West Mersea	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs. The currently undefended sections will remain undefended. The standard of protection will be maintained or upgraded.
E4a North Mersea (Strood Channel)	Hold the line	Managed realignment	Hold the line	Managed realignment by breach of the existing defence while continuing flood defence to the dwellings and roads. The standard of protection will be maintained or upgraded
E4b Pyefleet Inner Channel	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs

Management Unit F (Blackwater Estuary)



Present Day Defences

Essex and South Suffolk Shoreline Management Plan

Management Unit F (Blackwater Estuary):

This management unit extends from Strood Road crossing up the Blackwater to Maldon, and then back along the south bank to Bradwell Waterside. The Blackwater Estuary is one of the largest estuary complexes in East Anglia. This management unit is a combination of open coast and estuary. The mouth of the River Blackwater is open coast and is exposed to waves, whereas the Blackwater Estuary itself is sheltered but affected by the tides. In front of the defences there are saltmarshes and mudflats.

Monitoring has shown that the total area of saltmarsh in the estuary is reducing, but the rate at which it is reducing has recently been slowing. This is because the estuary is less constrained than other estuaries along the Essex coastline and the four managed realignments undertaken at Northey, Orplands, Tollesbury and Abbots Hall have further loosened the constraint, relieving some of the pressure from the estuary on the shoreline.

Policy Development Zone	Epoch 1 Now – 2025	Epoch 2 2025 – 2055	Epoch 3 2055 – 2105	What does this mean?
F1 Strood to Salcott-cum Virley	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs
F2 Salcott Creek	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs
F3 South Bank of Salcott Channel to Tollesbury Fleet	Hold the line	Hold the line	Managed realignment	Managed realignment by breach of the existing defence while continuing flood defence to the dwellings, roads and sewage works
F4 Tollesbury	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs

How we will manage the coast

Policy Development Zone	Epoch 1 Now – 2025	Epoch 2 2025 – 2055	Epoch 3 2055 – 2105	What does this mean?
F5 Tollesbury Wick Marshes to Goldhanger	Hold the line	Hold the line	Managed realignment	Managed realignment by breach of the existing defence while continuing flood defence to the dwellings, roads and sewage works
F6 Goldhanger to Heybridge	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs. The standard of protection will be maintained or upgraded
F7 Heybridge Basin	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs. The standard of protection will be maintained or upgraded
F8 Maldon Inner Estuary	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs. The standard of protection will be maintained or upgraded
F9a South Maldon	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs. The standard of protection will be maintained or upgraded
F9b Northey Island	Hold the line	Hold the line	Hold the line	The private flood defence owner will be allowed to hold the line
F10 Maylandsea	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs. The standard of protection will be maintained or upgraded
F11a Mayland Creek west	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs
F11b Mayland Creek	No active intervention	No active intervention	No active intervention	No erosion expected, therefore no defences needed
F11c Mayland Creek east	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs

How we will manage the coast

Policy Development Zone	Epoch 1 Now – 2025	Epoch 2 2025 – 2055	Epoch 3 2055 – 2105	What does this mean?
F12 Steeple	Hold the line	Hold the line	Managed realignment	Managed realignment by breach of the existing defence while continuing flood defence to the dwellings, roads and sewage works.
F13 St. Lawrence	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs. The standard of protection will be maintained or upgraded
F14 St. Lawrence to Bradwell-on-Sea	Hold the line	Managed realignment	Hold the line	The current line will be held in epoch 1. In epoch 2, managed realignment by breach of the existing defence while continuing flood defence to the dwellings, roads and leisure and caravan park. The standard of protection of any new or remaining defences will be maintained or upgraded
F15 Bradwell Creek	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs. The currently undefended section will remain undefended

Management Unit G (Dengie Peninsula)



How we will manage the coast

Present Day Defences

Essex and South Suffolk Shoreline Management Plan

Management Unit G (Dengie Peninsula):

From Bradwell Waterside in the north to Burnham-on-Crouch. This management unit is an example of an open coast frontage and is exposed to waves approaching from the north-east. The area behind the defences is low-lying and has been reclaimed from the sea. In front of the defences there is a wide area of saltmarshes and mudflats, totalling just over 2,500 hectares, which protects the defences and supports important habitats.

There is a beach ridge near Sales Point (at the northern corner of the management unit) which provides some protection to the saltmarsh behind it. The shoreline is under pressure near the north and south points of the peninsula. Monitoring has shown that the total area of saltmarsh and mudflat is increasing as it is growing at its seaward edge.

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Policy Development Zone	What does this mean?		
	Epoch 1 Now – 2025	Epoch 2 2025 – 2055	Epoch 3 2055 – 2105
G1 Bradwell-on-Sea	Hold the line	Hold the line	Hold the line
G2 Bradwell Marshes	Hold the line	Hold the line	Hold the line
G3 Dengie Marshes	Hold the line	Hold the line	Hold the line
	The current line will be held throughout all epochs. The defence is under pressure but there are overriding constraints for realignment	The current line will be held throughout all epochs	The current line will be held throughout all epochs. The defence is partly under pressure but there are overriding constraints for realignment

Present Day Defences

Essex and South Suffolk Shoreline Management Plan

Management Unit H (Crouch and Roach):

From Burnham-on-Crouch on the north bank of the Crouch into the Crouch estuary and back along the north bank to the River Roach, and then down to Shoeburyness. This management unit is a typical estuary frontage. There is loss of saltmarsh and mudflat in the outer estuary and ongoing siltation in the inner estuary. The shoreline is under pressure where the Crouch and Roach are most constrained: near South Fambidge; near Canewdon and around Paglesham; and also on the exposed open coast near Great Wakering.

Management Unit I (Foulness, Potton and Rushley Islands):

This management unit is an open coast frontage with tidal channels that form a group of islands, part of the Foulness area. These tidal channels are connected to the River Roach and to the open coast. The islands are all low-lying and are defended against flooding by earth embankments. These are under pressure where the channels are narrow. On the south-east coast of Foulness Island, which is exposed to and under pressure from the sea, there is an extensive intertidal area known as Foulness Sands and Maplin Sands. Maplin Sands is the largest intertidal area in Britain and has a total area of just over 8,600 hectares.

Management Unit J (Southend-on-Sea): From Shoeburyness to Leigh-on-Sea. The frontage is an open coast frontage with sea cliffs along half of the frontage and substantial low-lying sections in between. Mud and fine sand beaches characterise the entire frontage. The Southend-on-Sea frontage is eroding and is defended by concrete seawalls, promenades, wave return walls and beach control structures. These beach control structures tend to trap coarse sand between them.

How we will manage the coast

Policy Development Zone	Epoch 1 Now – 2025	Epoch 2 2025 – 2055	Epoch 3 2055 – 2105	What does this mean?
H1 Burnham-on-Crouch	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs
H2a From Burnham-on-Crouch to Bridgemarsh	Hold the line	Managed realignment	Hold the line	Managed realignment by breach of the existing defence while continuing flood defence to all dwellings and the railway line. The currently undefended section at The Cliff will remain undefended
H2b Bridgemarsh to North Fambridge	Hold the line	Hold the line	Managed realignment	Managed realignment by breach of the existing defence while continuing flood defence to all dwellings and the railway line. Note that the alignment of the new defence is under discussion
H3 North Fambridge and South Woodham Ferrers	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs
H4 South Woodham Ferrers, Battlesbridge and Hullbridge	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs. The standard of protection will be maintained or upgraded
H5 Eastwards of Brandy Hole	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs. The standard of protection will be maintained or upgraded. The currently undefended sections will remain undefended
H6 Landward of Brandy Hole Reach	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs
H7 South Fambridge	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs

How we will manage the coast

Policy Development Zone	Epoch 1 Now – 2025	Epoch 2 2025 – 2055	Epoch 3 2055 – 2105	What does this mean?
H8a South bank of Longpole, Shortpole and Raypitts Reaches (Canewdon west)	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs. The defence is under pressure but there are overriding constraints for realignment
H8b Canewdon	Hold the line	Managed realignment	Hold the line	Managed realignment by breach of the existing defence while continuing flood defence to dwellings
H9 Paglesham Creek	No active intervention	No active intervention	No active intervention	No erosion expected, therefore no defences needed
H10 Wallasea	Managed realignment	Hold the line	Hold the line	Managed realignment by breach of the existing defence while continuing flood defence to the dwellings, tourist facilities and roads.
H11a Paglesham Churchend	Hold the line	Managed realignment	Hold the line	The current line will be held in epoch 1. In epoch 2, realigned defences will be required to protect the community of Paglesham. Ahead of any managed realignment by the breach of existing defences flood defence protection will be provided to dwellings and infrastructure
H11b Paglesham Eastend	Hold the line	Managed realignment	Hold the line	The current line will be held in epoch 1. In epoch 2, realigned defences will be required to protect the community of Paglesham. Ahead of any managed realignment by the breach of existing defences flood defence protection will be provided to dwellings and infrastructure
H12 Stambridge	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs
H13 Rochford	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs. The standard of protection will be maintained or upgraded

How we will manage the coast

Policy Development Zone	Epoch 1 Now – 2025	Epoch 2 2025 – 2055	Epoch 3 2055 – 2105	What does this mean?
H14 Barling Marsh	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs. The defence is under pressure but there are overriding constraints for realignment. The standard of protection will be maintained or upgraded
H15 Little Wakering	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs. The standard of protection will be maintained or upgraded
H16 Great Wakering	Hold the Line	Hold the line	Hold the line	The current line will be held throughout all epochs. The standard of protection will be maintained or upgraded
I1a Foulness	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs. The defence is under pressure but there are overriding constraints for realignment
I1b Pottton	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs. The defence is under pressure but there are overriding constraints for realignment
I1c Rushley	Hold the line	Hold the line	Managed realignment	Managed realignment by breach of the existing defence, followed by no active intervention
J Southend	Hold the line	Hold the line	Hold the line	The current line will be held throughout all epochs. The standard of protection will be maintained

What happens next

The Essex and South Suffolk SMP has an Action Plan which sets out who is involved and what needs to be achieved to implement the policies. The SMP highlights some uncertainties and challenges.

Key areas for more work will be:

- improved data and information-sharing between partners and with community groups
- increasing our understanding of the coastal changes that we can see in terms of our beaches and intertidal habitats
- finding alternative sources of funding
- support to enable more community-led projects and adaptation approaches in particular working with landowners and those facing a change in management policy

We will need to improve our understanding at some of the most challenging locations along this coastline to support firmer policy decisions in any review of this SMP. In addition, at Clacton and Southend more detailed coastal protection plans are already underway to establish viable projects to reduce erosion risk at these locations.

The Action Plan identifies the need for monitoring and assessments to find out more about how our beaches, saltmarshes and mudflats develop and shape the coast. This monitoring will build on the Environment Agency's current shoreline monitoring programme but we will be working with partners who also collect data about coastal processes to share information and build a more integrated picture.

We will continue to work with landowners and their representatives to ensure this important group have full support of all partners in managing flood risk and seek willing landowners to take forward habitat creation opportunities.

The Action Plan sets out a way forward for the coming years. There are strategic actions (covering the whole SMP area) and more local actions for each policy development zone. The Action Plan suggests a route for delivering the action, a level of priority, when the action should ideally be completed and who will take responsibility to lead the action with other partners. The Action Plan will inform funding bids and programmes of work. Progress will be based on availability of funding and resource.

The Action Plan contains actions under the following headings:

- Asset management
- Scheme work

What happens next

- Monitoring
- Communication
- Emergency response
- Adaptation/resilience
- Habitat creation and environmental mitigation

The SMP partners will continue to meet to progress and monitor how the policies are carried out with regular meetings over the coming years. It will engage in promoting the SMP to a wider audience of businesses, organisations and local communities.

The full Action Plan can be found in the main document of the Shoreline Management Plan.

The main SMP document and appendices will be available on the East Anglia Coastal Group (EACG) website: www.eacg.org.uk

Further information about the Essex and South Suffolk Shoreline Management Plan can also be obtained by e-mailing:

Essex&SouthSuffolk_SMP@environment-agency.gov.uk

or by calling the Environment Agency's National Customer Contact Centre on 08708 506 506 Monday to Friday 8am to 6pm.

Weekday Daytime calls cost 8 pence plus up to 6 pence per minute from BT Weekend Unlimited. Mobile and other providers' charges may vary).

Addresses where the full plan and appendices can be viewed:

Babergh District Council
Corks Lane
Hadleigh
Ipswich
IP7 6SJ

Environment Agency
Iceni House
Cobham Road
Ipswich
IP3 9JD

Chelmsford Borough Council
Civic Centre
Duke Street
Chelmsford
CM1 1JE

Environment Agency
Rivers House
Threshelfords Business Park
Inworth Road
Feering, Colchester
CO5 9SE

Colchester Borough Council
Rowan House
33 Sheepen Road
Colchester
CO3 3WG

Essex County Council
County Hall
Market Road
Chelmsford
CM1 1QH

What happens next

Ipswich Borough Council
Grafton House
15-17 Russell Road
Ipswich
IP1 2DE

Maldon District Council
Princes Road
Maldon
CM9 5DL

Rochford District Council
South Street
Rochford
SS4 1BW

Southend-on-Sea Borough Council
Civic Centre
Victoria Avenue
Southend-on-Sea
SS2 6ER

Suffolk Coastal District Council
Melton Hill
Woodbridge
IP12 1AU

Suffolk County Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

Tendring District Council
Thorpe Road
Weeley
Clacton-on-Sea
CO16 9AJ

Tendring District Council
Town Hall
Station Road
Clacton-on-Sea
CO15 1SE

Adaptation:

A change in the way that a feature, such as a community or a habitat functions to fit a changed environment.

Area of Outstanding Natural Beauty:

A precious landscape whose distinct character and natural beauty are so outstanding that it is in the nation's interest to safeguard it. AONBs were created by the legislation of the National Parks and Access to the Countryside Act of 1949.

Benefits (related to issue):

The service that a feature provides. In other words, why people value or use a feature. For example, a nature reserve, as well as helping to preserve biodiversity and meet national legislation, may also provide a recreation outlet much like a sports centre provides a recreation function layout of roads, paths and boundaries, characteristic building and paving materials, a particular 'mix' of building uses, public and private spaces and trees and street furniture, which contribute to particular views.

Climate change:

Long-term change in the patterns of average weather. Its relevance to the shoreline management concerns its effect on sea levels, current patterns and storminess.

Coastal Squeeze:

The reduction in habitat area that can arise if the natural landward migration of a habitat (due to sea level rise) is prevented by the fixing of the high water mark, for example a sea wall.

Designated sites:

A designation is a name and/or acronym which explains the status of an area in terms of conservation or protection. The protection and management of these areas will help to ensure that they remain in good health into the future.

Epoch:

A period of time. For Shoreline Management Plans three epochs are defined:

- Epoch 1: present day to 2025
- Epoch 2: 2025 to 2055
- Epoch 3: 2055 to 2105

Erosion:

The loss of land due to the effects of waves and, in the case of coastal cliffs, slope process (such as groundwater levels). This may include cliff instability, where coastal processes result in landslides or rock falls.

Flood Compartment:

A discrete area of land behind a defence that would flood if a particular section of defence was breached or over-topped. Usually separate from adjacent compartment through high land or man-made defences

Feature:

Something tangible that provides a service to society in one form or another or, more simply, benefits certain aspects of society by its very existence. Usually this will be in a specific place and relevant to the Shoreline Management Plan.

Groyne:

Shore protection structure built perpendicular to the shore and designed to trap sediment.

Historic environment:

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and deliberately planted or managed flora.

Intertidal zone:

Also known as the foreshore or littoral zone. The area that is exposed at low water and underwater at high tide.

Land use adaptation:

As with 'Adaptation', but refers specifically to the process of changing how a defined area of land is used. The principles listed above for 'Adaptation' still need to be recognised in the case of land use adaptation.

Listed building:

A building or other structure officially designated as being of special architectural, historical or cultural significance.

Longshore movement/drift:

Current moving parallel and close to the coastline.

Maintain:

The value of a feature is not allowed to deteriorate.

Mudflat:

Low-lying muddy land that is covered at high tide and exposed at low tide.

Policy:

In this context, "policy" refers to the generic shoreline management options (No active intervention, hold the existing line of defence, Managed realignment and advance the existing line of defence).

Policy Development Zone: (PDZ)

A length of coastline defined to assess all issues and relationships to examine and develop management scenarios. These zones are only used to develop policy.

Shoreline Management Plan:

A non-statutory plan that provides a large-scale assessment of the risks associated with coastal processes and presents a policy framework to reduce these risks to people and the developed, historic and natural environment in a sustainable manner over a 100 year time period.

Sustain:

To undertake works to ensure that defences will be provided offering a similar standard of protection to that currently offered.

System Asset Management Plans:

System Asset Management Plans (SAMPs) are one of four work streams critical to the delivery of the asset management IT solution (AMIT). SAMPs help address a number of recommendations made by the National Audit Office (NAO) and highlighted in the Public Accounts Committee (PAC) report. These include:

- prioritisation of expenditure on the highest risk areas and assets
- improve asset condition to achieve targets agreed with Government
- improve the notification of defects identified in third party assets

Tide:

Periodic rising and falling of large bodies of water resulting from the gravitational attraction of the moon and sun acting on the rotating earth.

Tidal flood risk:

The risk of flooding associated with the normal and extreme tidal cycles. Flood risk is measured as the probability of flooding (for example at location X there is a 1 in 100, or 1%, chance of flooding in any given year) multiplied by the impact or consequences that will result if the flood occurs.

Water Framework Directive:

A European directive aimed at the management of water bodies and their condition.



Thames Estuary 2100



Appendix 2 - Methodology used to identify preferred management options for the Essex and South Suffolk SMP

The draft Essex and South Suffolk Shoreline Management Plan includes a set of management options for different sections of coastline in the Borough to protect people, buildings and the wider environment from flood risk and erosion over the next 100 years. These were selected using the following methodology.

Initially the project area was divided into the 10 large scale Management Units. The Manage Units of relevance to Colchester are the Colne (D) and Mersea Island (E).

To identify potential management options initially two extreme policy options were considered at the broad Management Unit Scale; No Active Intervention and With Present Management.

The **No Active Intervention (NAI)** scenario assumes that the defences will no longer be maintained and will therefore fail gradually over time. NAI does not, however, involve actively removing any defences , so for a time, the defences will provide some residual protection while they are failing.

The **With Present Management (WPM)** scenario assumes that all current frontline defences are maintained to provide the same level of protection as they currently do including keeping up with the effects of climate change

At the Management Unit level assessment the key differences between the two scenarios were clear. With Present Management would continue to sustain land use in the defended areas with all the associated benefits, but this approach could cause squeeze of the intertidal area and could become more and more difficult in the future.

No Active Intervention would require significant adaptation of society, at a local and regional scale and would cause an unmanaged increase in flood and erosion risk and loss of land and assets. For this reason the No Active Intervention option was not considered to be realistic.

The Management Unit scale assessment showed that continuing to hold the existing alignment met short term aspirations for managing existing land use and infrastructure and protecting the most people and property and concluded that for many areas, this could be the right solution. The report however did indicate that over time there would be an increasing negative impact on the seaward assets of the Essex and South Suffolk coast which are very important for the local economy and society as well as for the environment both locally, regionally and nationally and identified that for some frontages a change of management approach would be needed to address this issue and to enable important features and assets to be protected. The assessment concluded that any change in management would have to happen in a managed way to allow communities to adapt.

Coastal processes data and coastal defence data about the residual life of built defences (without future maintenance by the Environment Agency) was used to identify areas along the South Suffolk and Essex coast where defences were under pressure from either coastal processes including climate change impacts and where there were issues regarding their long term sustainability.

The 10 Management Units were divided into smaller scale Policy Development Zones to enable more detailed and refined shoreline management policy options to be assessed. A total of 101 Policy Development Zones (PDZ) were identified across the project area.

Hold the Line (HtL) –holding the existing defence line by maintaining or changing the standard of protection. The role of the standard of protection is explained further in the next paragraph.

- **Advance the Line (AtL)** –building new defences seaward of the existing defence line. This policy should be limited to those stretches of coastline where significant land reclamation is considered.

- **Managed Realignment (MR)** –allowing or enabling the shoreline to move, with associated management to control or limit the effect on land use and environment. This can take various forms, depending on the nature of the shoreline and the intent of management to be achieved. All are characterised by managing change, not only technically (where management can mean breaching, building and maintaining defences) but also for land use and environment (where management can mean helping or ensuring adaptation).

For the Essex and South Suffolk SMP, two distinct types of Managed Realignment are relevant. For frontages that are currently undefended, MR means that the SMP allows local and limited intervention to limit the risks, as long as negative impacts are minimised. For frontages that currently have flood defences, MR means realigning the flood defences to a more landward location; this could also be implemented gradually, for example via regulated tidal exchange.

- **No Active Intervention (NAI)** – no investment in coastal defences or operations. It can apply to unprotected cliff frontages and to areas where investment cannot be justified, potentially resulting in natural or unmanaged realignment of the shoreline.

Each PDZ was also scored against the 11 social, economic and environmental principles and criteria. These were worked up in conjunction with project partners, representatives of the Elected Members Forum and with stakeholders involved in the Shoreline Management Plan process. This enabled a policy decision to be identified for each Policy Development Zone over the next 100 years. In some cases the assessment concluded that current policy was suitable over the longer term but for other frontages it became clear that a change in policy was necessary.

For most of the project area the three most appropriate management options were considered to be Hold the Line, Management Realignment or No Active Intervention and even then the latter was considered to be only really appropriate in areas which were currently undefended.

This secondary detailed assessment concluded for the key settlements and areas where important economic assets and infrastructure had been identified that the preferred policy would be Hold the Line over the life time of the plan period. For the remaining Policy Development Zones, the assessment concluded that a new approach was needed and a total of 35 potential managed re-alignment sites were identified across the wider project area. Of the 35 sites put forward as potential managed re-alignment locations, 4 are located within the Borough.

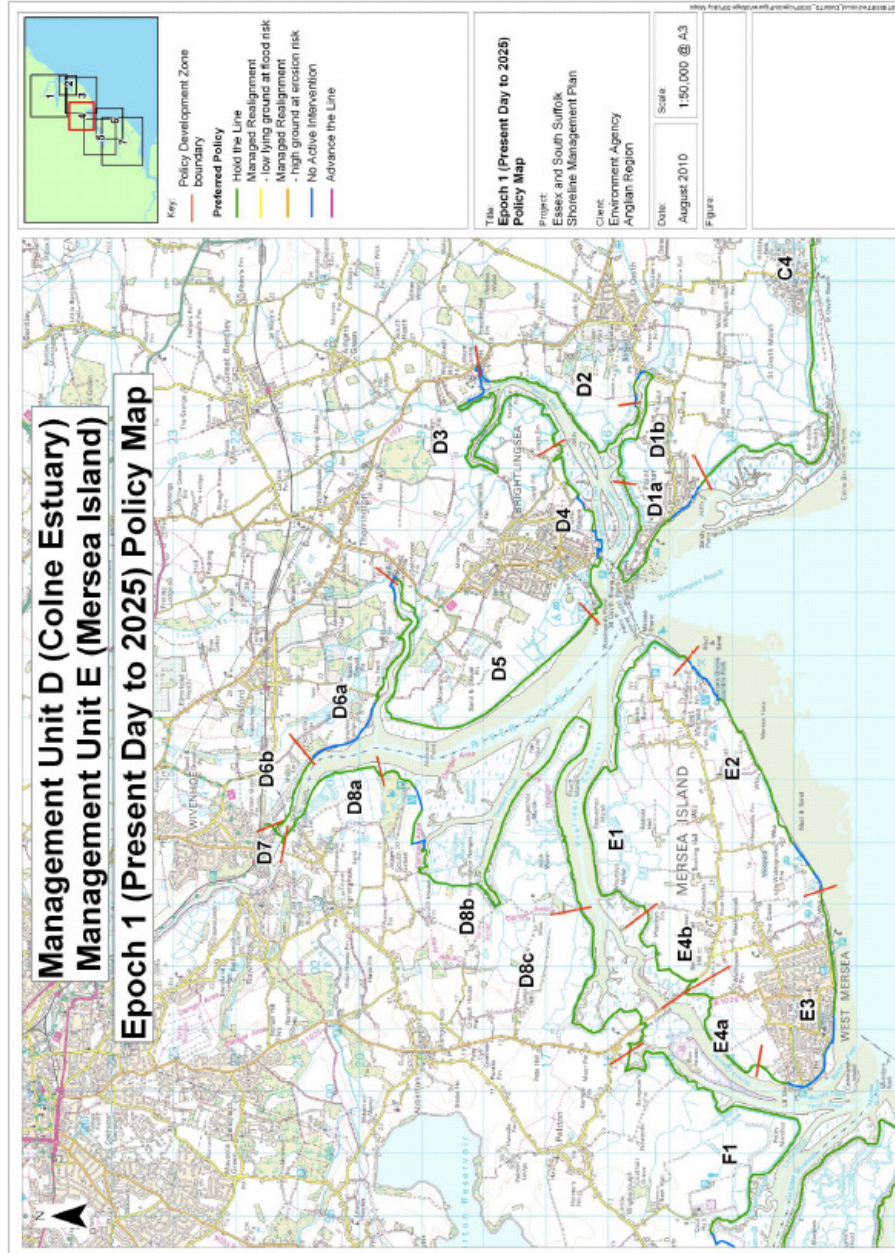
Coastal processes were the primary driver used to identify the most appropriate management options for the PDZs, and the frontages put forward as potential managed realignment sites were those sites where scientific data has showed them to be under pressure and at risk. The economic feasibility of implementing the preferred management options over the longer term however was also an important secondary consideration therefore all the sites proposed for Hold the Line and Managed Realignment were subject to a further financial assessment to test their economically viability.

The findings of the assessment in relation to the 4 sites proposed in Colchester Borough is discussed in greater detail in the attached committee report.

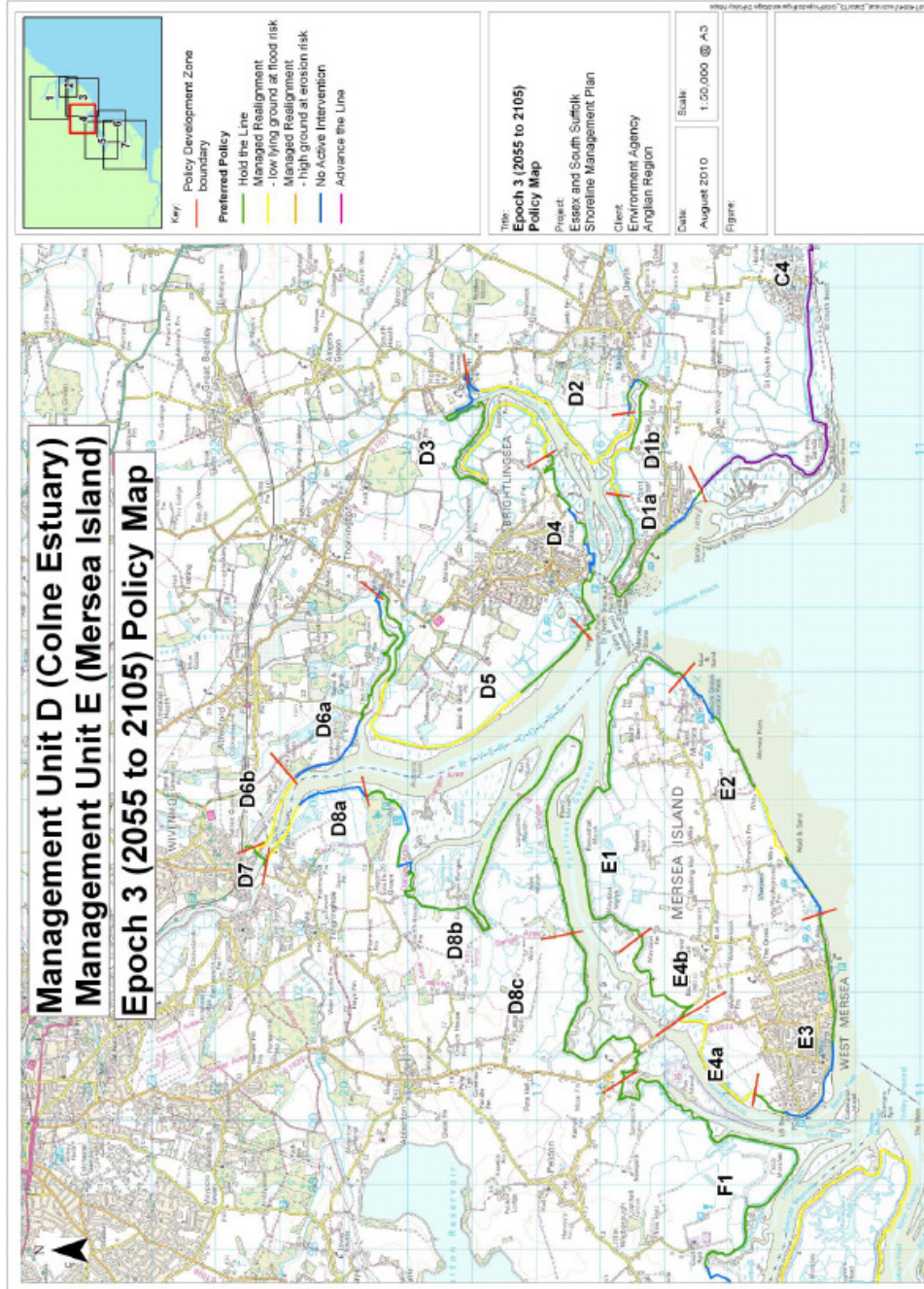
Appendix 3a - Management Units Colne and Mersea showing potential Management Re-alignment sites in Epoch 1



Appendix 3b - Management Units Colne and Mersea showing potential Management Re-alignment sites in Epoch 2



Appendix 3c - Management Units Colne and Mersea showing potential Management Re-alignment sites in Epoch 3



Essex and South Suffolk Shoreline Management Plan Action Plan

This section includes the summary action plan for the Essex and South Suffolk SMP. This action plan is a very important element of the SMP, and particularly for the Essex and South Suffolk SMP. The plan has identified that there are a number of important uncertainties and that we need to improve our understanding to support firmer policy decisions in the next SMP and beyond.

The Action Plan summarises specific actions that are required to implement the Plan and the policies. This includes actions by the Environment Agency and local authorities to develop flood and erosion defence strategies and schemes, but it also includes actions involving the other bodies, for example where there are implications for land use planning or where there is a need for adaptation of communities, businesses and other organisations.

The actions in this plan have been developed by the SMP partnership with input from over 200 key stakeholders and the public. The SMP partners, through discussion, have prioritised the most important actions needed to be carried forward to progress the SMP over the next 20 years and ensure any subsequent SMP review has the most relevant data and information to address any areas of uncertainty for subsequent SMP reviews.

There are a range of existing partnerships already involved with the management of the estuaries and coastline such as the Essex Coastal Renaissance Board, the Stour & Orwell Management Group, the Colne Estuary Partnership, the Essex Coastal Renaissance Board and the Suffolk Coast and Heaths AONB Partnership. These partnerships will also have an important role in the implementation of the SMP and its Action Plan. In addition these partnerships will have an important role in supporting local communities, businesses, asset owners and landowners in taking forward flood and coastal risk management, spatial and emergency planning and environmental management approaches at a local level. Implementing SMP policies will depend on funding being available. This is not only the case for building and maintaining flood defences, but also for all the other actions needed to implement the plan. This funding may be available from the national flood and coastal erosion risk management budget, but it could also come from other national sources or from local and/or third-party funding.

The SMP Partnership will actively seek opportunities for funding and partnership working that will support communities faced with coastal change and adaptation at key coastal locations.

The Action Plan aims to identify owners for the actions and ensure that actions are monitored for progress. The Action Plan is set up for use as a living document, to enable management of the actions in the period up to the next SMP review, which is expected within the next 10 years.

The table below is a summary of the Essex and South Suffolk SMP Action plan. The plan is in 2 sections – a set of strategic actions across the Essex and South Suffolk coastal frontage and then individual more detailed local actions for each of the coastal management units.

Strategic actions are not repeated under local actions to avoid duplication but any strategic actions will need local activities within the separate coastal management units to ensure delivery of the strategic aims of the plan. The complete version of the action plan has been developed in an Access database, for use as a living document in the coming years. For brevity, a number of abbreviations have been used – a full list of these is provided below;

ABP	Associated British Ports	MoD	Ministry of Defence
ACAG	Anglian Coastal Advisory Group	MMO	Marine Management Organisation
AONB	Area of Outstanding Natural Beauty	MR	Managed Realignment
BDC	Babergh District Council	NCERM	National Coastal Erosion Risk Mapping Project
CEP	Colne Estuary partnership	NE	Natural England
CI	Coastal Initiative (East of England CI led by GOEAST)	NFU	National Farmers Union
CLA	Country Land and Business Association	NT	National Trust
CLG	Department for Communities and Local Government	PDZ	Policy Development Zone
CBC	Colchester Borough Council	RDC	Rochford District Council
Defra	Defra Department for Food and Rural Affairs	RHCP	Regional Habitat Creation Programme
EA	Environment Agency	RFDC	Regional Flood Defence Committee
ECC	Essex County Council	RSPB	Royal Society for the Protection of Birds
ECRB	Essex Coastal Renaissance Board	S&OEMG	Stour and Orwell Estuary Management Group
EH	English Heritage	SBC	Southend Borough Council
EWT	Essex Wildlife Trust	SCC	Suffolk County Council
HHA	Harwich haven Authority	SCDC	Suffolk Coastal District Council
HLS	High Level Scheme (Natural England's rural payments scheme)	SCHU	Suffolk Coast and Heaths Unit
IBC	Ipswich Borough Council	SMP	Shoreline Management Plan
ICZM	Integrated Coastal Zone Management	SWT	Suffolk Wildlife Trust
LA	Local Authorities	TDC	Tendring District Council
MCC	Managing Coastal Change Project	WFD	Water Framework Directive
MDC	Maldon District Council	WT	Wildlife Trusts

Essex & South Suffolk SMP Action Plan

SMP-wide strategic actions

Action	Action description	Route for delivery	Priority	Responsibility (lead partner)	Delivery date
Strategy	Develop a Essex Coastal Strategy to integrate SMP outcomes into wider planning, economic environmental and social work programmes.	EU project Suscod 2010-2013	Medium	ECC (EA and LA support)	Before next SMP review
	Develop a Suffolk Coastal Strategy to integrate SMP outcomes into wider planning, economic environmental and social work programmes.	Suffolk Futures (ICZM) and Stour and Orwell Management Plan	Medium	SCC with SCDC/BDC/IBC /EA/NE	Before next SMP review
Action	Action description	Route for delivery	Priority	Responsibility (lead partner)	Delivery date
Asset management	Identify maintenance and improvement schemes for Hold the Line frontages and seek funding for viable schemes	Assets System Management Plans	Variable Per PDZ	EA, TDC, SBC, MoD	Variable per PDZ
	Develop good practice guidance for landowners regarding private maintenance of defences, application for consent.	MCC project + Suffolk Futures ICZM project	High	EA/ECC/MCC EA/SCC/SCDC AONB	Completed
	Desk-based Assessment to identify locations and cultural/ecological significance of coastal historic grazing marshes in South Suffolk and Essex.	English Heritage (National Heritage Protection Plan)	High	EH/NE/ECC/ SCC support AONB/WT's/ RSPB	Before next SMP review
	Investigation to establish the extent of contaminated defences/land and methods for future management Review of policies that concern waste filled sea walls and land following completion.	National EA R&D project. CIRIA project Local desk top study	High	ECC /EA (LA support) MoD	Before next SMP review
Action	Action description	Route for delivery	Priority	Responsibility (lead partner)	Delivery date
Asset management	LA Studies that summarise the economic value of defences and what they protect (New information to be used to update policies)	LA information e.g. TDC Pathfinder	Medium	LA's	Before next SMP review
	Update and maintain flood defence asset database (NFCDD) and link with other operating authority/organisation databases.	NFCDD	Medium	EA with SBC, TDC MOD, Networkrail	Next SMP review
	Investigate the currently undefended areas of the coast at erosion risk where assets/properties are at risk and consider management options with asset owners	NCERM	Medium	(LA's) and EA	NCERM Before next SMP review (Shotley ASAP)

Action	Action description	Route for delivery	Priority	Responsibility (lead partner)	Delivery date
Communication and Engagement	Review governance framework that ensures delivery of this SMP Action Plan through appropriate groups and networks. Monitor delivery and better integration of wide variety of coastal issues	EA, ECC, SCC ACAG, RFDC, ECRB S&O EMG Suscod	High	All	Upon SMP completion 2010/2011
	Develop a Communications Plan to disseminate the SMP including tools for dissemination	SMP Communication Plan	High	EA with SMP partners	Year 1
	Continue to communicate and raise awareness of flood and erosion risks with coastal communities through existing or improved networks	SMP dissemination Suscod NCERM Pathfinder	High	All partner organisations	Underway-links to NCERM
	Develop a communications plan to ensure active engagement of landowners in habitat creation linked to RHCP	MCC,HLS RHCP -Devereux, Hill House Farm	High	EA, MCC,FWAG, RSPB,WT's, NT's,MCC	ongoing
	Develop a communications plan to ensure active engagement of county-wide spatial and emergency planning officer groups	SMP dissemination Planning Liason Groups Emergency Planning Groups	High	EA, ECC, SCC	Year 1
Action	Action description	Route for delivery	Priority	Responsibility (lead partner)	Delivery date
Emergency response	Develop flood risk guidance specifically for caravan owners, occupants and businesses to raise awareness of risk and emergency plans.	EA Guidance packs for Caravan sites and Communities	High	EA with LA support	ongoing
	Dissemination of flood risk guidance and monitoring that emergency plans are in place for all caravan parks and businesses	Through LA licensing agreements + Flood awareness campaigns	High	LA's with EA support	By year 10
	Ensure landowners have emergency plans in place of a flood event and know what they can do before, during and after a flood event	MCC and Emergency Planners	High	MCC ECC SCC and EA	Year 1 2011
	Ensure key/critical infrastructure owners have emergency plans in place	Multi Agency Flood Plan	High	SCC, ECC, LA's and EA	2015

Action	Action description	Route for delivery	Priority	Responsibility (lead partner)	Delivery date
Flood warning and response	Maintain link between SMP outputs and Flood Incident Response team and emergency planners	SMP dissemination Multi Agency Flood Plans LSP/LEP's	High	EA, LA's and ECC/SCC	Year 1
	Proactive engagement with local communities and businesses to raise awareness about flood risk and warning linked to SMP dissemination	SMP dissemination	Medium	SMP Partners	Year 1
	Update flood warning systems to take account of changing SMP policies	EA	Medium	EA	Before next SMP review
Action	Action description	Route for delivery	Priority	Responsibility (lead partner)	Delivery date
Interface with planning and land management	Integrate SMP policies into Local Planning Documents and Frameworks including LDF's, Green Infrastructure plans, Open Space reviews and new Marine Plans	Coastal Management Strategy Planning document review process	High	LA's, ECC, SCC MMO	Before Next SMP Review Through LA Planning Document Timetable
	Encourage locally adaptive planning policies that are flexible for the local situation	Planning document review process and planning/licensing applications	High	LA's, ECC, SCC	Through LDF/ LA Planning and Licensing
	Develop planning policy locally for caravan parks within a national policy framework e.g. roll-back policy. This needs to include the issue of permanent residency.	LA's + Caravan Park owner and residents + EA TDC Coastal pathfinder	High	LA's (TDC)	Year 1-5
	Ensure SMP policies feed into Natural England's Coastal access routes for the coast	Natural England Coastal Access Walks	High	NE/EA	Through NE timetable
	Provide guidance on liability for landowners who maintain defences with Country Rights Of Way and footpaths that are not designated.	LA's, ECC, SCC, MCC	High	LA's, ECC, SCC, MCC	2011/2012
	Provide guidance to planners on liability for breached defences that affect public rights of way and footpaths that run along defences.	LA's, ECC, SCC	Medium	LA's, ECC, SCC	2020
	Ensure integration of coastal planning policies with new Marine Management Areas.	Marine Spatial Plans	Medium	LA's	Through Planning process

Action	Action description	Route for delivery	Priority	Responsibility (lead partner)	Delivery date
Adaptation	Share lessons learnt from the Coastal Change pathfinders and case studies to support coastal erosion communities	Defra and CI	High	East of England Coastal Initiative	Year 1 2011
	Provide advice for property owners in flood risk areas as to how they can adapt their homes and businesses	Defra and CLG	Medium	Defra and CLG. Local resilience forums	Ongoing
	Study to identify options and tools for adaptation available to farmers to help them adapt to change if faced with a different management policy.	EA, LA's, ECC, SCC MCC, ICZM	Medium	EA and LA's	2020
Action	Action description	Route for delivery	Priority	Responsibility (lead partner)	Delivery date
Habitat creation and environmental mitigation	Delivery of intertidal habitat to ensure compliance with the Habitats Regs.	RHCP HLS	Imperative	EA RHCP with NE and landowner support	Functional before losses occur (see Index. .PDZ)
	Investigation of Freshwater habitat replacement opportunities through a local project linked to RHCP	RHCP HLS	Year 1 Imperative	EA RHCP, and local landowner engagement, NE, EWT, SWT, RSPB	2012
	Delivery of freshwater habitat to ensure compliance with Habitats Regs	RHCP HLS	Imperative	EA RHCP, and local landowner engagement, NE, EWT, SWT, RSPB, NT	Functional before losses occur (see Index. .PDZ)
	Delivery of freshwater habitat to ensure compliance with BAP and SSSI	RHCP HLS	High	EA RHCP, and local landowner engagement, NE, EWT, SWT, RSPB, NT	Functional before losses occur (see Index. .PDZ)
	Undertake studies through proposed MR schemes there are no significant impacts on seaward activities such as oyster farms, navigation, fisheries, flow within channels and siltation.	EA and NE + LA's	Per PDZ	EA or NE?	Per PDZ

Action	Action description	Route for delivery	Priority	Responsibility (lead partner)	Delivery date
Monitoring and Data	Establish a saltmarsh monitoring programme and create a 2010/2011 baseline for future work and discussions about coastal habitat loss. Include local involvement to agree an approach to give a shared confidence in the data.	Regional and local monitoring programmes (EA/NE) Port monitoring HHA	High	EA/NE MOD	Year 1
	Establish a partner/stakeholder group to steer saltmarsh monitoring and ensure transparency of results and promote joined up work programmes.	EA/NE,MCC/Network	High	EA lead with NE and HHA plus others	Year 1
	Beneficial use of Dredging Study to consider opportunities to use dredgings to recharge intertidal areas involving marina's, ports and landowners to establish source/reception possibilities.	New Project	High	EA with linked partners	Year 1-5
	Review and revise the Rapid Coastal Zone Assessment Surveys, particularly for Essex, and contribute to plans for any advance investigative work requirements at PDZ's with changing management policies.	EH,RCZA,ECC	High	EH Lead	Before next SMP review
	Improve understanding of coastal processes at local level – to include potential impacts of offshore/nearshore dredging, and potential impacts of wide-scale managed realignments on sediment budgets. Ensure modelling and monitoring of new schemes and strategies maximises opportunity for wider understanding.	New project RHCP models Marine Spatial Plans Coastal Strategies Estuary Modelling	Med/High	EA/MMO (NCPMS)	SMP review
	Monitoring of SSSI habitats	Condition Assessment		NE	ongoing
	Monitoring of SMP outcomes on protected Landscape areas e.g. AONB	AONB partnership	High	SCHU, NE	Ongoing

Action	Action description	Route for delivery	Priority	Responsibility (lead partner)	Delivery date
Funding and Investment	Develop more flexible funding options to promote uptake of managed realignment opportunities.	National Policy, MCC, Suffolk Coastal Futures (ICZM)	High	NE, EA, DEFRA, Landowners	Before next SMP review
	Develop broader economic evaluation tools that value the environment and amenity value of the coast.	National policy appraisal guidance, Ecosystems services Coastal Initiative	Medium/High	EA, SCC, ECC, NE	Before next SMP review
	Collaborative working to find alternative funding streams for coastal initiatives to support national FCRM funds in providing local solutions for adaptation.	All partner organisations Essex Coastal Renaissance Board	Medium	All partners	Before next SMP review
	Improve our understanding of coastal economics to inform decision-making and provide evidence for funding and partnership work.	Coastal Initiative Economics and Regeneration Study	Medium	Coastal Initiative	Ongoing-2011

Management Unit D: Colne Estuary

Action	PDZ	Action description	Route for Delivery	Priority	Responsibility (lead partner)	When by (subject to funding)
Scheme Work	PDZ D1b	Point Clear managed realignment, epoch 2.	RHCP	High	EA	2020
	PDZ D2	Flag Creek managed realignment, epoch 3.	RHCP	Medium	EA	post 2020
	PDZ D3	Eastmarsh point managed realignment, epoch 3.	RHCP	Medium	EA	post 2020
	PDZ D5	Westmarsh Point managed realignment, epoch 2.	RHCP	High	EA	2020
	PDZ D6b	Wivenhoe Marshes managed realignment, epoch 2.	RHCP	High	EA	2020
	PDZ D8a	Inner Colne West Bank managed realignment, epoch 2. Currently operational quarry so links needed to establish operational life of business	EA/CBC	High	EA	2020
Asset Management	All	Continue to manage defences in accordance with Hold the line policies where and when relevant.	EA, local sources of funding		EA	Ongoing
	PDZ D8a and D6b	Consider further economic appraisal for these frontages	EA	High	EA	Post 2020
Action	PDZ	Action description	Route for Delivery	Priority	Responsibility (lead partner)	When by (subject to funding)
Communication and Engagement		Managed realignments in Colne – further discussion and engagement of local landowners, caravan parks and quarry's to develop options for managing their defences	EA and CBC	High	LA involvement needed (ECBC/ ECC and CEP)	Ongoing

Management Unit E: Mersea Island

Action	PDZ	Action description	Route for Delivery	Priority	Responsibility (lead partner)	When by (subject to funding)
Scheme work	PDZ E2	Rewsalls Farm – managed realignment epoch 2.	RHCP	Medium	EA	Discussions underway Epoch 1
	PDZ E4a	Strood Channel - managed realignment epoch 2.	RHCP	Medium	EA	Epoch 2
Asset Management	All	Continue to manage defences in accordance with Hold the line policies where and when relevant.	EA, local sources of funding	High	EA	Ongoing
Communication and Engagement		Managed realignments on Mersea island – further discussion and engagement of local landowners to develop options for managing their defences (EA and caravan business owners to lead)	EA and CBC	High	LA involvement needed (ECBC/ ECC)	Ongoing
	PDZ E2	Rewsalls – Early engagement with landowner at Rewsalls has raised need for project through RHCP/ASM to take forward an options appraisal – opportunities for improved recreational access for youth camp under consideration	EA	High	EA lead with landowner and ECC/ ECBC	2011/2012
Action	PDZ	Action description	Route for Delivery	Priority	Responsibility (lead partner)	When by (subject to funding)
Monitoring and Data		Foreshore Recharge options for Cobmarsh/Packing marsh areas	Beneficial Use of Dredgings Study	High	EA/LA	Before SMP review
Non SMP issue	Boat wash Nr Strood	Boat wash issue- address erosion impacts of high speed boatwash on intertidal habitats and flood defences	CBC	Medium	ECBC /MDC	Before SMP review



Local Development Framework Committee

Item
11

13 December 2010

Report of	Head of Strategic Policy and Regeneration	Author	Beverley McClean 01206 282480
Title	West Bergholt Parish Plan		
Wards affected	West Bergholt and Eight Ash Green		

The Local Development Framework Committee is asked to agree the adoption of West Bergholt's Parish Plan as a Planning Guidance Note.

1. Decision(s) Required

- 1.1 To agree the adoption of the West Bergholt Parish Plan as a Planning Guidance Note.

2. Reasons for Decision

- 2.1 A Parish Plan is a broad based community led plan prepared by a locally constituted community group. A Parish Plan sets out a range of social, economic or environmental issues identified by local residents to be addressed in a parish. These can be the lack of a community facility, poor Rights of Way maintenance, traffic speeding or litter. A Parish Plan differs from a Village Design Statement in a number of ways. A Parish Plan is less focused on planning, design and built environment matters, and includes a vision setting out how a parish is to develop and usually also includes an action plan setting out how local issues are to be resolved and delivered.
- 2.2 While Parish Plans can include some planning recommendations on the whole they focus more on social, community and environmental problems being experienced in an area and identifies a list of projects needed to resolve them. Once adopted Parish Plans are material considerations when planning applications are being determined.

3. Alternative Options

- 3.1 The alternative is to rely solely on Local Development Framework policy to guide development and operate without the additional guidance.

4. Supporting Information

- 4.1 Policy ENV2 of the Council's adopted Core Strategy promotes the preparation and adoption of Parish Plans and Village Design Statements to plan for the specific needs of local communities. Parish Plans can also be a useful source of evidence for local communities seeking funding to deliver projects. Planning Guidance can provide detailed information to supplement policies already contained within the Local Development Framework documents and helps fill the gap between this plan framework and the planning application process.
- 4.2 West Bergholt's Parish Plan includes a short section about planning and housing and the document aims to establish the principles of sound conservation, preservation and good design that the local community wish to see adopted in all new proposed development within the parish. It is not intended to nor will it stop change from happening, but as

adopted guidance it is intended to influence how new development fits into the existing parish vernacular. The document also includes detailed information about the community projects needed to benefit the parish. These include the need for more clubs/activities for local people, enhanced access to open space facilities and conserving the built character of the village to list a few. Some of these issues may be addressed through new development in the area however many of the actions will involve working in partnership with a range of agencies to resolve locally identified problems.

4.3 A copy of the West Bergholt Parish Plan is attached as an Appendix to this report.

5. Proposals

To complement the Local Development Framework it is expected that a comprehensive set of supplementary documents will be produced. This Parish Plan is one such documents and it will provide guidance to developers and the general public when preparing planning applications, aid councillors and planning officers determining planning applications and assist West Bergholt Parish Council secure funding from partners to tackle social and environmental projects locally. Parish Plan documents could potentially play an important role in delivering the Government's Localism agenda and help with the introduction of Neighbourhood Plans into the planning system.

6. Strategic Plan References

6.1 Colchester's three corporate objectives are:

- to listen and respond
- shift resources to deliver priorities
- to be cleaner and greener.

There are also nine priorities for action covering a range of issues including addressing people's needs, community development & safety, enabling job creation, homes for all, healthy living and recycling.

6.2 The Parish Plan has also enabled the residents of West Bergholt to become involved in planning and shaping how their parish develops in the future. In doing so they will be instrumental in helping the Council progress its strategic priorities. As the Parish Plan covers many of the actions underlying the three objectives it will also be a useful tool in the realisation of these goals.

7. Consultation

7.1 No additional consultation is proposed before the Parish Plan is adopted as a Guidance Note.

7.2 During the production of the document several consultation exercises and events were held. This enabled the community group developing the plan to gather views from local residents which helped influenced the content of the final document. An explanation of the various consultation exercises undertaken is discussed on page 8 of the document.

8. Publicity Considerations

8.1 None

9. Financial Implications

9.1 None

10. Equality, Diversity and Human Rights implications

10.1 The document was produced using a range of methods in order to enable as many people as possible to respond regardless of gender, gender reassignment, disability, sexual orientation, religion or belief, age and race/ethnicity

10.2 This document will work to increase individual human rights by increasing involvement in the planning process. An Equality Impact Assessment has been prepared for the Local Development Framework which is available following this pathway from the homepage: - Council and Democracy > Policies, Strategies and Performance > Diversity and Equality > Equality Impact Assessments > Strategic Policy and Regeneration > Local Development Framework.

11. Community Safety Implications

11.1 None

12. Health and Safety Implications

12.1 None

13. Risk Management Implications

13.1 The adoption of guidance notes is intended to reduce the risk of inappropriate development and provide information about community needs/facilities or issues that can be delivered through planning gain. Adopted Guidance also provides the opportunity to offer consistent advice to landowners, developers, officers, Councillors and members of the public.

Background Papers

No additional documents



West Bergholt Future

Moving forward together



FORWARD & INTRODUCTION

The Plan

This document is the Parish Plan for the village of West Bergholt, near Colchester in Essex. It is the first Parish Plan for the village and is the result of three years work. The Plan was formally unveiled at the Annual Parish Meeting in June and a presentation was made describing the plan's evolution and its main features. The Plan has now been adopted by the Parish Council as a result of its meeting in September 2008 to consider the draft plan.

How Parish Plans help their communities

Parish Plans help communities in a number of ways: firstly they document a process of allowing the community a chance to put forward its views on a variety of issues; secondly they provide for the first time a focus on what matters to a village, and what aspects of village life are important; thirdly Parish Plans prioritize those projects or initiatives which need attention. Lastly the published document represents our plan for the village in a way which allows the Parish Council and other organizations, to articulate their views in more formal situations such as Colchester Borough Council's core strategy, or when applying for grant aid funding for projects.

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The old saying that "a plan is nothing planning is everything" is very applicable to Parish Plans. Although we can be pleased that a Plan has been produced, the acid test is of course, how it influences village life, what projects start to come to fruition and how it involves local people. These key questions will now begin to be answered through the plan's action planning stages, which now commence.

Help and Support

The Plan was made possible through the work of its Steering Group, the support of the Parish Council and the guidance and assistance provided by the Rural Community Council for Essex (RCCE) who generously assisted the Plan's creation through a grant. Most of all the document has been shaped and formed by the views of the community including individuals, village organizations, schools and businesses.

The current composition of the Steering Group appears in the appendix but I would like to thank all current and former members of the group for their help, support and enthusiasm in creating the plan and making it a pleasure to oversee. Those who especially warrant a mention include: Catherine Bailey; Jenny Church; Claire Cunningham; Gunter Klaphake; Harry Stone; Joe Gouldthorpe; Victoria Power; Avril and Peter Wright.

Chris Stevenson, Chairman, West Bergholt Parish Plan

Contents:

The arrangement of this document has been assembled to describe the village, the process of producing the plan and the eight categories of the actual plan. The contents are laid out below. All material relevant to the Plan may also be found at www.westbergholt.net and selecting "Parish Plan"

Section	Contents	Page
1	About the Village	4
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3	Household Survey Findings	10
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5	Environment	16
6	Village Amenities	20
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Photo 1: Bluebells in Hillhouse Wood

Students of the planning process may be interested in the references at the end of the document. These list some of the useful web sites where Parish Plan information may be found. Also in the reference section are links to the Borough & County Councils.

SECTION ONE: ABOUT THE VILLAGE

1.1. Village Location and Setting

West Bergholt lies in an attractive rural setting North West of Colchester. The generally flat landscape is bounded to the south and east by the sloping valleys of the River Colne and St Botolph's Brook. To the north and east are arable farmlands interspersed with small woodlands. The village is a largely compact settlement situated 3 miles north-east of Colchester with a population of 3294 persons.



Figure 1: Village Location

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The village is conveniently placed for those residents who work in Colchester and its close proximity to the A12 means that it is well placed for people who work in Ipswich or Chelmsford. Being only 2.5 miles from the main railway line into London has meant that West Bergholt has become a desirable location for commuters.

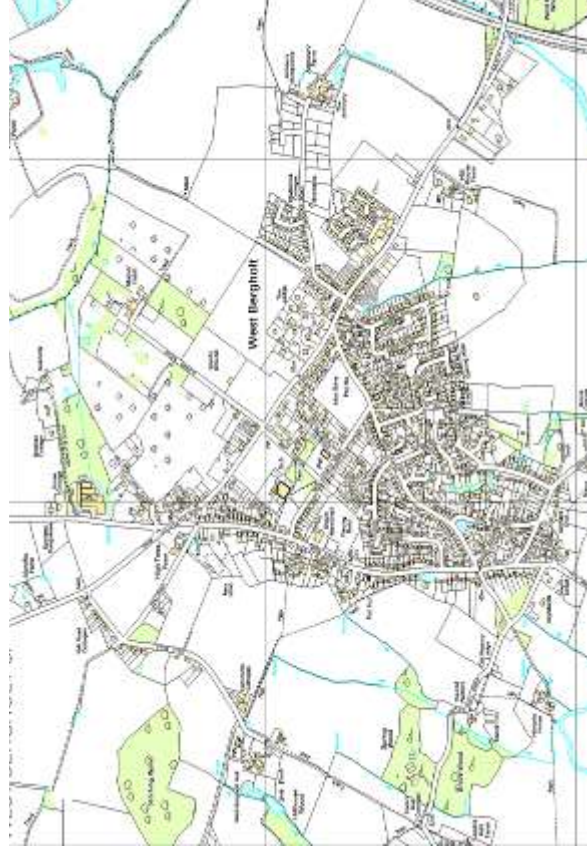


Figure 2: Village Layout

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In addition to its good access by train and road, West Bergholt is served by several bus services, the principal ones are:

- 66 West Bergholt - Colchester - Old Heath (Mondays - Saturdays), operated by First Essex, every thirty minutes throughout the day, hourly in the evenings
- 753 Sudbury - Great Cornard - Bures - West Bergholt - Colchester, (Monday - Saturday) operated by H C Chambers & Son, hourly
- Various services serve the secondary schools



Photo 2: Village Sign

1.2. Village Origins and Latter Day Expansion

The West Bergholt name can be traced as far back as 1086 when it was known as Bercolta. The name Bergholt means “hill- wood” and is derived from “beorg” (hill) and “holt” (wood). It was named Bergholt Sackville after the Sackville family who held the main manor from the early 12th century until the late 17th century. It was subsequently called ‘West’ to distinguish it from East Bergholt in Suffolk.

The village has grown considerably over the last 200 years as the table below reveals.

Census Date	Population	% increase on previous census
1801	552	0
1851	852	54
1901	1,050	23
1951	1,272	21
1961	1,294	2
1971	2,326	80
1981	2,977	28
1991	3,027	2
2001	3,294	9

The village grew up originally around the vicinity of the Queen’s Head pub, with more isolated buildings fronting the main routes through the village: Lexden Road, Colchester Road and Chapel Road. The village expanded significantly in

the mid to late 1960's and the recorded census population figures reveal an 80% increase in population between 1961 and 1971: Since 1971 the village has expanded by a further 42%. The growth in population was a result of new estates being constructed and a variety of styles mark this expansion such as those around Lexden and Mumford Roads, those around Pirie Road as well as the more recent development on the old brewery site

1.3. Village Character

The village has 34 buildings listed for their architectural merit. The only Grade 1 listed building is the Church of St Mary in Hall Road. Now redundant, but still consecrated, the building was originally Saxon in origin.



Photo 3: St Mary's Old Church

Other buildings of note are:

- Cooks Hall (grade 2*) in Cooks Hall Road a medieval house with 16th, 17th and 18th century additions;
- Horsepits Farmhouse (Grade 2*) in Cooks Hall Road a 16th century or earlier timber framed building
- The White Hart Public House, Nayland Road (Grade 2) a two storey 17th century timber framed building.

The village is situated in an area of high quality landscape and there are some seven *Local Wildlife Sites of Importance for Nature Conservation*. A village appraisal conducted in 1984 documents the various characteristics of the settlement and a reference is included in the appendix at the end of this document; the appendix also contains a plan of the village with the most relevant features highlighted.

1.4. Village Facilities

West Bergholt village is favoured with a number of facilities and services:

- a thriving primary school of between 350 to 400 children;
- a GP's surgery; a pharmacy; a recently rebuilt and enlarged Co-op general store from which operates the local Post Office;
- a hairdressers; a nursery group; a mobile library;
- a large village hall; three children's playgrounds; a village green;

- over 80 allotment plots; a cricket pitch; two open areas of green space for informal recreation and ball games; a multi-user games area;
- a Church and Methodist Chapel with halls attached; a scout hut;
- three public houses and a social club attached to the main Orpen Village Hall.

Village surveys and research revealed nearly 50 businesses (mostly private individuals operating small family owned non retail companies and private concerns) and over 40 local clubs and societies.



Photo 4: Co-op store

SECTION TWO - THE PROCESS OF PRODUCING THE PLAN

2.1. Steering Group And Village Engagement

The process started with a public information stall at the Village Fayre held at Heathlands School in June 2005. This was followed up by a drop in workshop style event part hosted by the Borough and Parish Council in the John Lampon Hall. At this event names and addresses of interested villagers were recorded and an open evening held in October 2005 to begin establishing a committee to oversee the plan's production. A committee was established in November 2005 and adopted a constitution at the public meeting in February 2006.

Since this time a number of public engagement activities have been carried out overseen by the operating committee, known as the Steering Group. These activities are listed in the appendix but have included village surveys, village fayre information stands, use of the Village Bulletin newspaper and the Village website.

2.2. Collecting Views And Aspirations For The Village

Like all plan processes it is important to establish an evidence base of how people in West Bergholt view their village and their community and what they see as priorities for the future.

The community workshop held in July 2005 included a "planning for real" exercise in which likes, dislikes and ideas for improvements within the village were recorded. As a result of the success and interest generated the West Bergholt Parish Plan Steering Group was formed by a number of volunteers from the village.

The results of the initial public meeting were discussed and it was agreed the best way to gather evidence was to develop several questionnaires. Over the course of a few months meetings were held involving a core of volunteers who drafted a series of questionnaires. These questionnaires all contained similar themed areas in order to aid the plan's development. These themes are:

- Social and Community
- Environment
- Village Amenities
- Shops and Facilities
- Housing and Planning
- Community safety and Crime
- Transport
- Democracy

The surveys carried out were as follows:

School Council as to what they would like to see happening in the village.

The reports of Survey are available as detailed in the references as contained in the appendix at the end of this document.

In order to establish priorities for the many issues and ideas generated by the various surveys a further consultation was undertaken in spring 2008 to determine which areas of the plan should be pursued ahead of others.

- a **household questionnaire** covering all the issues raised at the public meeting - this was distributed with the local news publication, the Village Bulletin to all the households in the village in September 2006. The local Co-op, Ashes store and the GP surgery kindly acted as drop off points for the completed questionnaires. To encourage a good response rate completed questionnaires were entered for a prize draw. Several dedicated villagers then spent many hours inputting the findings into a data base from which the analysis has subsequently has taken place.

- a **business questionnaire** which was sent directly to the 52 known businesses operating within West Bergholt with a stamped addressed envelope for its return

- a **questionnaire for all the social groups and voluntary organisations** operating in the village which was directly posted to them with a reply paid return envelope

- a **youth questionnaire** which the local state schools agreed to distribute to all their pupils aged 11 to 16 years of age from West Bergholt – the schools kindly collected the completed questionnaires on our behalf

In addition those children aged 5 to 11 years of age attending Heathlands Primary School were consulted through their



Photo 5: Parish Plan information stall at Village Fayre

SECTION THREE: THE ROLE OF SURVEYS

3.1. The role of Surveys

The comprehensive number of surveys referred to in the previous chapter have enabled the Parish Plan to be “evidence-based”. This makes it a powerful document because it has its foundations firmly rooted in views which come from the community.

3.2. Household Surveys

The household survey carried out in September 2006 attracted 215 responses which equates to a 15% response rate. This is a statistically significant return rate and provided the main stay of the information about household composition and employment.

a. Key Features

The following statistical information was recorded by the survey:

- 242 males and 267 females, including 246 children/students
- Roughly equal numbers of employed and retired people
- 22% of households had lived for five years or less in the village, 70% for 15 years or less and 96% for 50 years or less

3.3. Business Surveys

15 businesses responded and their main thoughts were that the village was well located and offered a good environment from which to operate. However there were limited opportunities to expand business operation and traffic and transport concerns were cited as issues to consider.

3.4. Organisational Surveys

14 village organisations responded and their views of the village demonstrated the strong appeal of the village in terms of its community spirit and amenities. Traffic, policing, village character, environment and activities for young people emerged as issues to take forward.

3.5. Secondary School Surveys

Over 40 young people took part in these surveys and roughly equal numbers of boys and girls responded. Their main concerns were transport and lack of village activities.

3.6. Analysis of Results

All the survey forms have been comprehensively analysed and the reports of survey are listed in the Appendix. Prominent findings are contained within the sections of this report which follow.

SECTION FOUR: SOCIAL AND COMMUNITY

4.1. Introduction

This section of the plan explores the attributes of the village and whether residents consider it a desirable place to live. It is concerned with the opportunities available within the village for social activity and the advantage taken of the activities that are available.

The village has a number of features that are attractive to residents. Prominent among these are its location, setting, good facilities, a flourishing village school and a thriving community spirit as indicated by the number of clubs and societies and the support they receive.

4.2. Survey Questions

The most relevant surveys to this part of the plan are the household survey, the survey issued to clubs and organisations, the discussions with pupils on Heathlands School Council and the survey distributed to young people through the secondary schools that they attended. All had questions relating to these areas of interest and the response was sufficient to have statistical significance.

4.3. Main findings from the surveys

b. Clubs and Organisations

Over 50% of the respondents to the household survey attend at least one club regularly and in 13% of the households three or more clubs are supported. The most popular organisations are the Women's Institute and History Club followed by the Workers Educational Association, Gardeners' Association, Friendship Club,



Photo 6: Village Fayre in full swing!

Flower Club and Friends of Hillhouse Wood, to mention but a few.

The responses to the survey of the clubs themselves (30% of the 47 contacted) shows there is a good variety although more daytime clubs were suggested. Overall sports provision is deemed to be good although tennis coaching could be provided and more use made of the courts. It was suggested that clubs could do more to encourage young people to join them and the young people themselves would like to see them better advertised. Clubs would welcome the establishment of a permanent well run Youth Club.

Of the 42 responses to the young peoples' survey 52% do attend at least one club or activity, the most popular being cricket and football (mainly male activities).

c. Provision for Social and Recreational interests

In the household survey 87% of respondents felt these needs are catered for. Of the remainder most expressed the need for a Youth Club while a variety of other activities such as swimming, dancing and bridge are suggested.

42 young people responded (20 girls, 22 boys) to their survey and their main conclusion is that there are insufficient clubs and activities available to them. 76% rated the sports facilities as good to satisfactory but

more use of the Multi Use Games Area is requested. There is great dissatisfaction about the lack of provision of a Youth Club (64%). 46% are unhappy that there are no safe formal meeting places within the village.

d. What is valued about West Bergholt

202 of the household respondents put the highest value on being close to the countryside, followed by being close to the town. The love of village life and transport links were the next most highly rated attributes of the village.



Photo 7: Attractive farmland to north west of village

In the young people survey 85% rated West Bergholt as a very good to satisfactory place to live.

In the discussions with Heathlands' School Council, pupils commented on the peaceful setting, the areas of open space, the community feel and being close to friends and relatives and the variety of places to walk and play.

For 23% of respondents the Primary School was a factor influencing their decision to move to the village but for 41% it was not an applicable question.

e. Sources of Information
196 of the household respondents cited the Bulletin as their prime source of village information. This was followed by the local paper, word of mouth, leaflets and notice boards.

In their survey 51% of young people were dissatisfied with the availability of advice on well-being.

f. Living in the Village
The most popular comments were access to the shops and facilities, a good bus service and a pleasant, safe and sociable village environment with a sense of

community. "The character of the village should be preserved".

4.4. Issues emerging from the surveys

a. Household Survey

- i) The provision of a Youth Club and a meeting place for young people.
- ii) A further increase in the range of clubs including some that meets in the daytime.
- iii) Improvements in raising awareness of the facilities, clubs and groups that exist in the village including the village website and notice boards.
- iv) The conservation of the existing character of the village.

b. Survey of Clubs and Organisations

- i) More daytime clubs, e.g. a daytime WI or Flower Club.
- ii) More use of the tennis courts with coaching provided.
- iii) A permanent well run Youth Club.

c. Survey of Young People

- i) The lack of a Youth Club and a safe place to meet within the village.
- ii) Insufficient clubs and activities available to young people locally.
- iii) An increased use of the Multi Use Games Area (MUGA)

4.5. Establishing Priorities

The top areas to take forward from this area of the plan were established through the survey of priorities held in spring 2008

- The preservation of the character of the village
- The provision of a safe place for young people to meet
- The provision of a Youth Club
- The promotion of the village website and better use of notice boards to provide information
- Improved use of the MUGA and the provision of coaching in tennis
- Better advertising and access to existing clubs for young people
- The development of more daytime clubs

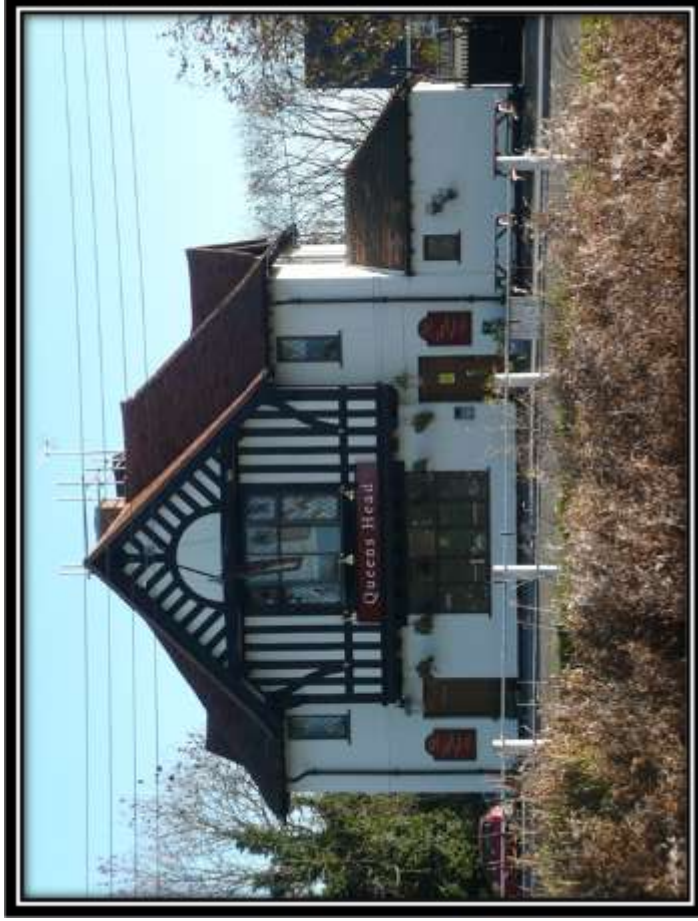


Photo 8: Queens Head pub in village centre

Action Plan for Social and Community

Issue	Objective	Action	Lead Organisation	Partners	Priorty
The provision of a Youth Club	Improve Facilities for Younger People	<ul style="list-style-type: none"> • Determine possible options • Consult younger people to determine specific requirements 	Parish Council	<ul style="list-style-type: none"> • Schools • Essex Youth Service 	3
The provision of a safe place for young people to meet	Improve Facilities for Younger People	<ul style="list-style-type: none"> • Examine possible locations • Consult younger people to determine specific requirements 	Parish Council	<ul style="list-style-type: none"> • Funding bodies 	2
The development of more daytime clubs	Extend Appeal of Clubs and Facilities	<ul style="list-style-type: none"> • Look at the range of facilities to examine gaps • Consult existing clubs to look at options for extended operation 	Parish Council	<ul style="list-style-type: none"> • Clubs and organisations 	7
Improved use of the MUGA and the provision of coaching in tennis	Extend Appeal of Clubs and Facilities	<ul style="list-style-type: none"> • Discuss operation with MUGA committee • Examine how existing facilities can be extended to include more sports particularly for girls 	Parish Council & MUGA Committee	<ul style="list-style-type: none"> • Colchester Borough Council 	5
Better advertising and access to existing clubs for young people	Improve Facilities for Younger People	<ul style="list-style-type: none"> • Improve links to web site • Consult young people to determine other needs 	Clubs and Societies	<ul style="list-style-type: none"> • Parish Council 	6
The promotion of the village website and better use of notice boards to provide information	Provide better levels of Community Information	<ul style="list-style-type: none"> • Examine provision of sites for notice boards • Examine opportunities within the Village Bulletin • Promote clubs, societies and the school on the website • Reinviogorate the Village Welcome Pack for new residents • Reinviogorate "Welcome Pack" for new residents 	Parish Council	<ul style="list-style-type: none"> • Village organisations 	4
The conservation of the character of the village	Conserve and enhance the appeal of the Village and its Surroundings	<ul style="list-style-type: none"> • Extend links with natural history, historical and other conservation groups • Update the village character assessments through a Village Appraisal • Seek stronger links with local authorities 	Parish Council	<ul style="list-style-type: none"> • Societies • Colchester Borough Council 	1

Table 1: Action Plan for Social & Community

SECTION FIVE: ENVIRONMENT

5.1. Introduction

The attractive setting of the village gives rise to numerous opportunities to enjoy both local environments and those close at hand.

The questions in the survey related to three main factors, the quality and accessibility of the open spaces, the quality and accessibility of the PROW, and other factors that could be summarised as 'nuisances'

The rural landscape provides some accessible green space such as Hillhouse Woods and many public rights of way (PROW), including long distance paths such as the Essex Way. Also within the village envelope are the large playing fields by the Orpen Hall and the open space at Poor's Field, as well as the Village Green (The Heath), pockets of smaller green space generally within housing areas (amenity greens), the Churchyards, allotments (which do not have open access) and three ponds. The village does not have a formal public park or garden as such within its boundaries.

There are some older properties that have significant trees or hedgerows that contribute to the rural character and biodiversity value of parts of the village. Many newer

developments do not. A few trees are protected with Tree Preservation Orders. Hedgerows within villages are generally not protected.



Photo 9: Farmland adjacent to village envelope

5.2. Survey Questions

The main surveys that related to the environment were those for the household and those for clubs and organisations.



Photo 10: One of 3 dairy farms in the vicinity

5.3. Main findings from the surveys

a. Open Spaces

An overwhelming percentage of respondents (87%) felt that the open spaces in and around West Bergholt were very important to them with nobody thinking that they weren't important at all. 90% thought it was an important factor in their decision to move to the village and 80% used these spaces frequently or fairly frequently

Organisations felt that access to open space was good in the village although dog fouling, litter and glass were issues requiring attention.

b. Public Rights of Way and Footpaths

The value of the footpath network is generally significant to large numbers of the village community with 95% rating them as quite or very important. Nearly 75% use them frequently or fairly frequently. Only 11% however felt the network was very well-maintained. This is an issue which clearly requires further discussion to establish peoples' expectations.

c. Other major environmental issues

Of the seven categories of 'nuisance' people were most concerned about litter and dog-fouling, 58% and 54% thinking these were significant issues to be addressed. Villagers were also concerned about traffic noise (37%), light pollution (22%) or noisy environments (25%). When it came to commenting in detail about environmental issues traffic speed and parking matters featured strongly, as did antisocial behaviour and maintenance of hedges and footpaths. Village organisations raised concerns about the lack of bridleways, the presence of litter and broken glass, dog fouling and poor levels of street lighting.

5.4. Issues emerging from the survey

a. Household Survey

- i. The importance of the open spaces and the usage of the local rights of way
- ii. Poor levels of maintenance
- iii. Dog fouling

b. Survey of Clubs and Organisations

- i. Litter
- ii. Street lighting



Photo 11: Wild garlic in Hillhouse Wood

5.5. Establishing Priorities

The top areas to take forward from this area of the plan were established through the survey of priorities held in spring 2008

- Litter
- Dog-fouling
- Maintenance issues of Public Rights Of Way (PROW network)
- Conservation and enhancement of PROW network
- Conservation maintenance, promotion and enhancement of Open Spaces and PROW

Action Plan for Environment

Issue	Objective	Action	Lead Organisation	Partners	Priority
Conserve and enhance existing Open Space	To identify and improve the quality and accessibility of each major open space in the village	Identify resources to audit each major Open Space in the village and create management objectives for the next 5 years to secure enhancements for quality, shared-use and accessibility	Parish Council	User groups (school, football club etc.), CBC	4
		Identify resources to carry out an access audit of each major Open Space	Parish Council	User groups, Colchester Borough Council	
Conserve and enhance the PROW network	To promote more multi-functional use of the existing open space	Explore enhanced shared use of green space for sustainable living, celebration, nature study, play and relaxation e.g. Green Fairs, Allotment Open Days, Composting, Bike trails, village nature trail, community garden etc.	Parish Council	MUGA Committee	5
	To promote the network to residents and visitors	Work with Local Access Forum, Ramblers etc to enhance promotional opportunities for West Bergholt PROW network	Parish Council	Local Access Forum, User groups	
Nuisances	Identify responsibilities and options for specific maintenance issues	Promote existing network, guides on the website and in village pack produce condition survey of local footpath network identify issues relating to care and maintenance	Parish Council	ECC PROW officer, Ramblers, Landowners	3
	To reduce dog-fouling	Produce survey of main locations of concern	Parish Council	User groups/ramblers	2
		Promote poop-a-scoop awareness to dog-owners through web, village pack, bulletin, school newsletter	Parish Council	User groups/CBC and landowners	
		Investigate options for notices in areas of worst problem	Parish Council	User groups and landowners	
	To reduce littering	Produce survey of main locations of concern	Parish Council	User groups and landowners	1
		Work with Co-Op to reduce packaging on own brand products	Parish Council	Co-op	
		Run a 'litter-free' campaign in partnership with village groups	Parish Council	Village Groups	

Table 2: Action Plan for Environment

SECTION SIX: VILLAGE AMENITIES

6.1. Introduction

This section investigated issues relating to services in the village as well as the ease of access to various health care providers. Questions were asked about attitudes to street cleaning, refuse collection and maintenance of hedges, trees and verges. The village is provided with some street lighting, public phone boxes, play areas for young children as well as sports facilities including tennis courts. There is a large Village Hall with good facilities and with a Social Club attached. West Bergholt recently received a Merit Award in the Essex Best Kept Village Competition. We have our own GP surgery and a pharmacy. The local hospital is approximately 3-4 miles distant.

The questionnaires and surveys sought to ask people and organisations about the quality of the provision of public services and amenities

6.2. Survey questions

The most relevant surveys to this part of the plan are the household survey and the survey issued to clubs and organisations. All had questions relating to these areas of interest and the response was sufficient to have statistical significance



Photo 12: Orpen Hall

6.3. Main Findings from the Surveys

a. Street cleaning

75% of respondents considered street cleaning to be good or very good. 18% felt it was poor or very poor.

Comments included: - Effects of dog fouling and residue from hedge flailing

b. Maintenance of hedges, trees and verges

59% felt this maintenance to be good or very good. Nearly 30% thought it was poor or very poor.

Comments included:- grass verges poorly maintained, trees and hedges overhanging footpaths (pavements), footpaths (pavements) could be tidied up, paths and verges in Church Close need attention, maintenance of area at conjunction of allotments and Albany Close, householders should cut back overhanging shrubs from gardens, native hedgerows disappearing with overgrowth of ivy, residue from hedge flailing never cleared.



Photo 13: Allotments in village are popular and over-subscribed

c. Refuse Collection

93% of respondents thought refuse collection was good or very good.

Comments: - one person commented on refuse left behind on roads by refuse collectors, there was also a suggestion that more recycling was needed, in particular plastics.

d. Public Phone boxes

68% of respondents had no view on this subject, 15% considered this amenity poor or very poor. No specific comments were made. It could be argued that with widespread use of mobile phones and email, public phone boxes are not a priority. However for the 30% who felt that the availability of phone boxes was good or very good, it would seem that phone boxes are still an important communication amenity

e. Broadband coverage

47% had no view or did not answer this section. 30% considered broadband coverage good or very good. 23% felt it was poor or very poor.

Comments: - 3 comments made stated that broadband was too slow and intermittent.

f. Street lighting

This subject has often brought controversy and the results of this survey are no different. 40% considered street lighting in the village to be good or very good. 38% felt it was poor or very poor. 18% of respondents had no view or did not answer. It would be useful to correlate these positive and negative responses with their different locations in the village.

In terms of detailed comments, twice as many comments related to no increase in street lighting as those who felt more was needed.

g. Sports facilities

73% rated the sports facilities, including tennis courts, as good or very good. 8% felt they were poor or very poor. 23% had no view or did not respond.

Detailed comments highlighted nothing for children 9-16 years.

The MUGA should be more available for other activities such as Basketball. Other clubs mentioned as desirable included table tennis, skate park, and hockey. Finally the problem of trespassing and vandalism at the tennis courts was also mentioned

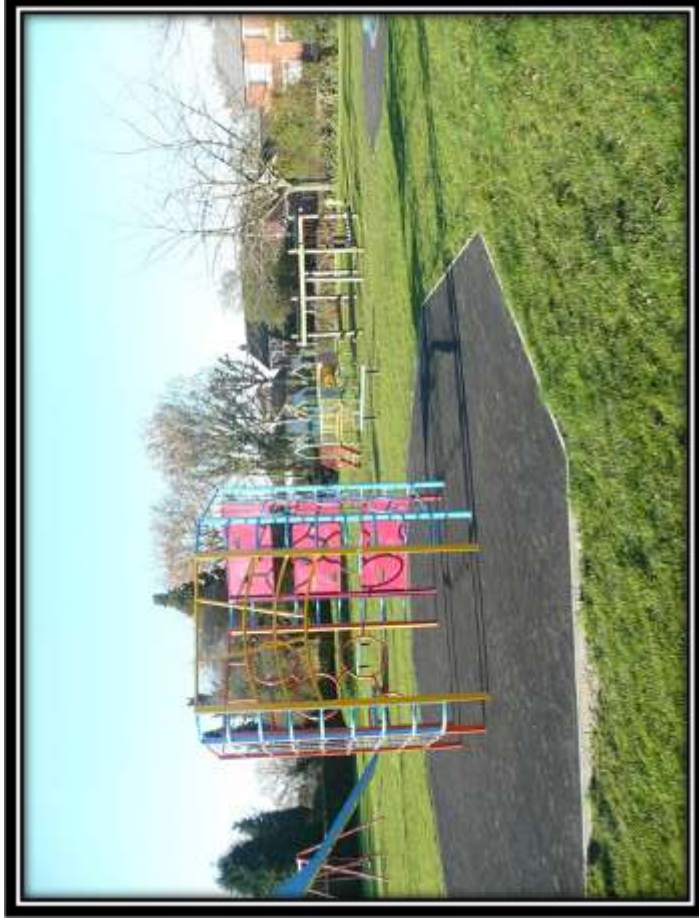


Photo 14: High quality and attractive play equipment

h. Children's play areas and Young People's Activities

Most respondents were positive about the three formal play areas. With 80% considering that they were good or very good. and only 8% thinking that they were poor or very poor.

Detailed comments revealed that the play area on the Lorkin Daniel field needs fencing, the play area in Pirie Road is run down, equipment is rusty/dangerous and the area should be better cleaned and maintained.

The play area on the Lorkin Daniel field attracts older youths and it was felt that they should keep out of play area particularly at night. This play area often needs cleaning. Young people were critical about the lack of a Youth Centre and that there were insufficient clubs available to them locally. It was suggested that the Orpen Hall could be used as a venue for occasional music events. There is a need for an informal meeting area or shelter.

i. Healthcare

In general access to healthcare providers was relatively easy for the majority of respondents. There are specific variations. 93% said that access to a doctor was easy or quite easy and for the chemist the figure rose to 96%.

Only 27% of respondents said that access to chiroprapist was easy or very easy, 9% said it was not very easy or difficult. Nearly 64% did not know about access or did not answer the

- Promote local healthcare services eg Dentist

question, which suggests that no one in the household had the need to access a chiroprapist.

The figures for ease of access to a dentist are that 62% thought access was very easy or quite easy and over 14% finding access not very easy or difficult. 12% did not know or did not answer

78% had very or quite easy access to an optician with just over 11% finding access not very easy or difficult.

Hospital access was deemed to be very or quite easy by 84% of respondents and 14% finding it difficult or not very easy.

6.4. Issues emerging from the Survey

a) Household

- Condition of street scene, vegetation, dog fouling, street lighting
- Recycling
- Broadband
- Facilities for younger people
- Specialist healthcare services and transport provision to hospitals

b) Organisations

- Street scene and maintenance of streets
- Hospital access

c) Young People

- Lack of clubs, places of entertainment and sports facilities
- Lack of meeting area and youth clubs

6.5. Establishing Priorities

The top areas to take forward from this area of the plan were established through the survey of priorities held in spring 2008

- High standard of refuse collection, but more could be done on recycling
- Broadband is sometimes slow and intermittent
- Verges poorly maintained, trees, hedges overhanging pavements
- Concern over the provision of sport and leisure activities for children and young people Eg Increase use of available facilities e.g on Pools Land and MUGA
- Concern over cleanliness and safety of play areas
- Street lighting
- Chiropodist, specialist healthcare
- Hospital access



Photo 15: Young people's facilities include visits from Essex Youth Bus

Action Plan for Public Amenities

Issue	Objective	Action	Lead Organisation	Partners	Priority
Verges poorly maintained, trees, hedges overhanging pavements	Encourage a high standard of maintenance of hedges, trees and verges	Send letters to residents where garden shrubs/trees overhang pavements. Grass verges to be kept in good order	Parish Council	Essex County Council	3
High standard of refuse collection, but more could be done on recycling	Improved Refuse collection service and recycling facilities	Inform Borough Council of residents' opinion and encourage more plastics to be recycled via the doorstep service	Parish Council	Colchester Borough Council	1
Broadband is sometimes slow and intermittent	Promote a high speed Broadband service	Lobby for improved Broadband in village	Parish Council	Essex & Colchester Councils	2
Concern over the provision of sport and leisure activities for children and young people.	Improve range and access to sports and leisure facilities	Form an interest group of councillors and others, including representatives for the young people, to explore ideas for implementing more sport and leisure facilities for everyone. Increase use of available facilities e.g. on Poores Land and MUGA	Young Persons Interest Group.	Parish Council, Colchester Borough Council	4
Concern over cleanliness and safety of play areas.	Create and maintain a high standard and care for Children's Play areas	See above	Parish Council		5
Street lighting	Create an appropriate level of street lighting for a larger village of mixed land uses and character	Examine the case in more detail for increased lighting to be installed on distributor roads	Parish Council	Essex County Council	6
Chiroprapist	Improve awareness of specialist health care services	Use web site to link to specialist services	Parish Council	Primary Health Trust	8
Hospital Access	Improve access to hospital transport services	Promote community transport services and hospital taxi service via the web site	Parish Council	Careline	7

Table 3: Action Plan for Public Amenities

SECTION SEVEN: SHOPS AND FACILITIES

7.1. Introduction

This section was designed to ascertain how well local shops and facilities met local needs.

Within the village we have two general stores, including a post office in the Coop. There is also a hairdresser, three public houses and the mobile library visits once a fortnight and stops at several key positions round the village. 52 businesses were identified as operating from the village as part of our “Business questionnaire” and we wanted to find out how well these local trades were being used.

7.2. The Surveys

The most relevant surveys to this part of the plan are the household survey, the survey issued to clubs and organisations and the survey distributed to businesses. All had questions relating to shops and facilities and the response was sufficient to have statistical significance.

7.3. Results from the Surveys

a) Local Shops

Local shops appeared to be well used for food, other retail shopping and postal services with the majority of households

using these at least on a regular basis (over 80% of households fell into this category). Banking, hairdressing, pubs and the mobile library are used less frequently.

In terms of meeting people’s needs the areas where households have to go elsewhere appear to be non-food retail banking and hairdressing facilities (nearly 50% of households fell into this category).

According to the Organisation Survey residents are fortunate to have the Coop, Post Office, Chemist, Cash machine and cash back facility at the Coop.

Businesses felt that there were insufficient numbers of shops to enable local commercial activities to thrive.

Many suggestions were made for other shops and facilities which included DIY supplies, fish and chip shop van, bakery, shopping delivery service.

b) Local Trades

Local trades people were fairly well used by respondents, with the most popular services used being the taxi service, local plumbers and builders. Several suggestions were made for

other trades to be available including washing machine repair and pest control.

7.4. Issues emerging from the Survey

a) Household

- Range of shops in the village is limited
- Need for specialist foods and DIY type supplies

b) Organisations

- Access to shops outside the village particularly larger supermarkets causes problems for some

c) Businesses

- Lack of a sufficient range of shops to create a thriving business environment
- Linkages between businesses and awareness of business offering in the village

7.5. Establishing Priorities

The top areas to take forward from this area of the plan were established through the survey of priorities held in spring 2008

- Suggestions regarding other shops
- Office and small business units
- Business Links



Photo 16: The White Hart, one of three pubs in the village

Action Plan for Shops and Business Facilities

Issue	Objective	Action	Lead Organisation	Partners	Priority
Suggestions regarding other shops	Improve the range of shopping facilities in the village	Investigate the possibility of fish and chip van calling into the village. Liaise with local shops regarding stocking DIY materials and more specialist foods	Parish Council	Local shops	2
	Improve accessibility to specialist shops	Investigate the use of internet home shopping or mobile shops for those unable to access town and out of town shopping or to reduce the need to travel generally	Parish Council	Local and Colchester based shops	1
	Improve retail offering	Investigate the possibility of a farm shop style event at the Orpen Hall	Parish Council	Local producers	
Office and small business units	Improve facilities for small businesses	Investigate how local planning activities could promote business activity	Parish Council	Village businesses, Chamber of Commerce, Business Links for Essex, Colchester Borough Council	4
Business Links	Improve profile of Parish Businesses	Publish a Business Directory	Parish Council	Village businesses, Chamber of Commerce, Business Links for Essex, Colchester Borough Council	3

Table 4: Action Plan for Shops and Businesses

SECTION EIGHT: HOUSING & PLANNING

8.1. Introduction

This section of the plan explores the housing type and level of development in the village and whether residents feel that further expansion is desirable. Although increased levels of housing are not proposed on a significant scale residents were able to express their concern about the nature and type of any housing which may be permitted in the future.

The village has a variety of housing types ranging from the traditional heartland of the village with its distinctive and individualistic housing stock to the newer estates of the 1960's and 1970's which significantly changed the scale of the settlement. The local housing association Colne Valley Housing has provided some housing for rent in recent times, but overall provision of social housing is a declining feature of dwelling provision in the village.



Photo 17: Flats at the former Daniel's/Truman Brewery Buildings

8.2. Survey Questions

The most relevant surveys to this part of the plan are the household survey and the survey issued to clubs and organisations. All had questions relating to these areas of interest and the response was sufficient to have statistical significance.

8.3. Main findings from the surveys

a. Future Village Expansion

Residents overwhelmingly rejected any prospect of increased level of housing with 91% of households not wishing to see increased levels of housing. Clubs and organisations also felt that larger scale development was not desirable.

b. Type of future housing provision

If new development is permitted in the future households favoured the provision of warden controlled homes for the elderly, small family homes and retirement homes. Organisations mirrored this response and added that there is also a shortage of affordable housing for younger people and families who are inevitably forced to move elsewhere for housing.

c. Other concerns

Concerns raised in the surveys were mainly centred on the degree of infilling which has occurred, the pressure that additional housing places on infrastructure such as the school and transport services. Other comments were received relating to the poor unsympathetic type of housing which infilling can result in and an overall lack of quality planning

8.4. Issues emerging from the surveys

a. Household Survey

- i. Fears of significant housing for the village
- ii. Some controls over infilling
- iii. Poor quality planning in the village
- iv. Need for small family housing

b. Survey of Clubs and Organisations

- i. Affordable housing
- ii. Housing for elderly residents
- iii. No estate type development

8.5. Top Issues to take forward

The top five areas to take forward from this area of the plan were established through the survey of priorities held in spring 2008

- No additional significant levels of new housing for the village, especially estate type development
- Some controls over infilling
- Poor quality planning in the village
- Need for small family housing
- Affordable housing
- Provide housing for older residents

Action Plan for Housing and Planning

Issue	Objective	Action	Lead Organisation	Partners	Priority
No additional significant levels of new housing for the village, especially estate type development	Maintain Village Envelope	Respond to Borough Plan changes to ensure village is not zoned for significant new development	Parish Council	Colchester Borough Council	1
Some controls over infilling	Prevent unplanned intensification of housing density	Develop guidelines covering the type of intensification that would add to the village character and not lead to undue pressure on infrastructure	Parish Council	Colchester Borough Council	2
Poor quality planning in the village	Improve the Village Character	Review Village Appraisal and reissue Produce village design statement	Parish Council	Colchester Borough Council, Essex County Council	3
Need for small family housing Affordable housing	Maintain good mix of ages in the village and Improve chances of younger people being able to live locally	Examine opportunities for limited numbers of new affordable homes as opportunities arise	Parish Council	Colchester Borough Council	5
Provide housing for older residents	Maintain a mix of housing opportunities for older residents	Resist any plans to further redevelop areas of sheltered housing that may arise and examine opportunities to expand existing facilities	Parish Council	Colchester Borough Council	4

Table 5: Action Plan for Housing and Planning

SECTION NINE: COMMUNITY, SAFETY AND CRIME.

9.1. Introduction

In general, West Bergholt is considered a desirable place to live. We have a Neighbourhood Watch scheme organised in the village. A police van is parked in New Church Road periodically where residents can seek advice or make their concerns known.

Sometimes there are concerns about security and safety in small villages and we wanted to find out how people perceive these aspects in our village.

9.2. The Surveys

The most relevant surveys to this part of the plan are the household survey, the survey issued to clubs and organisations and the survey distributed to businesses. All had questions relating to these areas of interest and the response was sufficient to have statistical significance

9.3. Main findings

a. Safety Levels

Approximately 95% of respondents felt very or quite safe living in the village and 96% in their own homes. 68% felt the village was very or quite safe for children but 28% of

respondents had not answered this part of the question. Just over half of respondents belong to a Neighbourhood Watch scheme.

Although the question of road safety is addressed in the transport section it is worth noting that this is an area of great concern in the village.



Photo18: Speed Indicator Device on Lexden Road

b. Crime

Nearly 29% consider themselves to have been a victim of crime or nuisance. Damage to property, theft/burglary and car theft/damage was reported by 22% respondents and 17% had been victims of antisocial behaviour or vandalism. A smaller number of respondents had suffered from noise nuisance and pet nuisance.

Nearly a quarter of respondents have reported incidents to the police with the majority being satisfied with the police response.

c. Additional Security Needs

Over 72% believed that increased police presence in the village is necessary but just less than 60% are opposed to further CCTV in the village.

There was a strong request stemming from the various different questionnaires for more visible police presence. The mobile van is not seen as effective as foot patrols

9.4. Issues emerging from the Survey

a) Household

- Lack of organised and regular police presence
- Anti-social behaviour

b) Organisations

- A complete lack of regular police presence
- A growing problem with vandalism

9.5. Establishing Priorities

The top areas to take forward from this area of the plan were established through the survey of priorities held in spring 2008

- More visible Police presence in the village
- Anti-social behaviour
- Concern about crime levels
- Road safety and traffic speed
- Safety awareness issues

Action plan for Community Safety and Crime

Issue	Objective	Action	Lead Organisation	Partners	Priority
Levels of crime	Reduce fear of crime	Promote police activities and increase awareness of community policing contact	Neighbourhood Watch	Parish Council, Essex County Council. Neighbourhood Watch Groups, Essex Police	4
	Promoting a safe environment	Inform residents about nature of crime and incidence of crime Produce safety information and advice for households	Parish Council traffic sub committee	ECC and Police, Heathlands school	5
More visible Police presence in the village	Introduce more effective police presence	Investigate possibility of introducing community police officer dedicated to the Village	Neighbourhood Watch and Parish Council	Essex Police	1
Anti-social behaviour	Reduce the incidence of anti-social behaviour	Promote better reporting mechanisms Provide better facilities for young people	Parish Council	Essex Youth Services	2
Road safety	Improving safety on the roads	Investigate current accident trends to locate problem areas Determine any locations for safety treatments	Parish Council traffic sub committee	ECC and Police	3
Speeding Traffic	Enforce Speed limits on main distributor roads	<ul style="list-style-type: none"> Investigate use of cameras, police enforcement and SIDS on Lexden, Colchester and Chapel Roads 	Parish Council traffic sub committee	ECC and Police	3
	Reduce Speeds in areas of high pedestrian activity	<ul style="list-style-type: none"> Investigate 20 mph zones 	Parish Council traffic sub committee	ECC and Police	
	Introduce education, training and publicity to promote awareness	<ul style="list-style-type: none"> Encourage levels of speed awareness amongst residents and businesses in the village 	Parish Council traffic sub committee	ECC, Police and Village Organisations	

Table 6: Action Plan for Community Safety and Crime

SECTION TEN: TRANSPORT

10.1. Introduction

Transport in the context of the Parish Plan covers access to day to day household needs such as food shopping, employment and healthcare and mobility in terms of travel choices available. It also covers the general environment for people travelling. Finally it encompasses the impact transport has on householders and the built and natural environment.



Photo19: One of two operators in the village

The village has generally good main (B1508) and minor road connections to the A12, Colchester town centre, the rail station, Tollgate retail area and towards Sudbury and the rural Essex-Suffolk border area. Bus services are provided by two companies, Chambers, an hourly service to Colchester and Sudbury, and First Bus that operates a 30 minute frequency peak and daytime service to the town centre. School buses serve the main secondary schools whilst the Care Network and Community bus services offer a bookable service for those unable to use conventional public transport easily. Footways are generally provided adjacent to the majority of roads and the area is covered by 30mph speed restrictions

10.2. Survey Questions

All the surveys conducted sought to understand travel habits in terms of the modes of travel used and also asked about specific areas of concern relating to the mode of travel used or the local traffic environment.

10.3. Household Transport Usage and Areas of Concern

a) Transport Usage

Parallel surveys established the following:

- General accessibility to a car: 92% have driving licences and 81% have access to a car
- Typical usage of different modes of transport

Car	Bus	Train	Cycle	walk
86%	28%	23%	25%	64%

More detailed questions from the household questionnaire established the following usage on a weekly basis or better. Buses proved to be well used with 50% of households using certain services at least weekly. As might be expected, buses are overwhelmingly used to travel towards Colchester rather than towards Sudbury and Bury St Edmunds. Rail is used on a weekly or more frequent basis by just 13% of households while 75% of households walked and just below 30% cycled (again on at least a weekly basis).

b) Transport Concerns

Householders expressed most concern (40%) about bus services towards the town and were relatively unconcerned (70%) about bus services towards other parts of the county. It should be noted that this survey was undertaken before the reduction in the 66 service to the town from three per hour to just two per hour.

In terms of the traffic environment households declared themselves to be concerned or very concerned about road safety (70%), traffic speed (85%), traffic volumes (71%),

parking (58%) and conditions for pedestrians and cyclists (48% and 53% respectively).

10.4. Transport Issues emerging from all surveys

Transport issues were raised in all the surveys undertaken and the general findings are presented below:

a) Household survey

45% of households put forward specific concerns regarding transport and altogether 100 comments were registered regarding transport. Most popular comments covered Speeding, Parking, road safety, traffic calming, bus operation, pedestrian and cycle routes.



Photo 20: The surveys identified the need for safe places to cycle

Many very specific issues and suggestions emerged of which the ideas below are a reasonable snapshot:

- 20 mph zones outside Coop and along New Church Road along with better parking arrangements and village gateway signing
- Speed cameras, speed indicator devices and more speed checks on Colchester Road, Lexden Road and Chapel Road
- Improved evening and weekend bus services
- Real time information at bus stops and cheaper fares
- Some cycle paths

b) Business survey

Whilst West Bergholt is well placed to take advantage of strategic road access to the A12 and rail access to London, Cambridge and Norwich, the following issues were raised: frequency of bus service and fare levels, parking at the Co-op, improved road connections for lorries accessing the A12 and improvements to remove bottleneck at north Station bridge.

c) Young People's survey

All transport comments were levelled at the provision of public transport. 84% of young people felt that the bus service was either good or satisfactory but the following improvements are

needed: reliability, costs, timetable information, and better information about service changes.

d) Organisational survey

The general consensus was that the bus service is excellent but over-priced, walking is well provided for but cycling facilities are poor. Parking around the Co-op is problematic and there are safety concerns around the school.

10.5. Establishing Priorities

The top areas to take forward from this area of the plan were established through the survey of priorities held in spring 2008

Top issues are in generic/specific terms:

- Bus routes and services
- Cycling environments
- Pedestrian environments
- Traffic Management and Traffic Calming
- Parking
- Other areas which emerged less frequently: Maintenance issues, environmental aspects, school run

Action Plan for Transport

Issue	Objective	Action	Lead Organisation	Partners	Priority
Parking	Manage parking around popular destinations	<ul style="list-style-type: none"> Investigate revised regulations and layouts and opportunities for off road parking around, school, Co-op and Scout Hut 	Parish Council traffic sub committee	ECC and Police plus School, Co-op Scout Group	5
	Manage traffic conditions	<ul style="list-style-type: none"> Investigate use of village gateways emphasize junctions on main routes Investigate one way systems Improve signing 	Parish Council traffic sub committee	ECC and Police	4
Traffic Management and Traffic Calming	Create a pleasanter traffic environment	<ul style="list-style-type: none"> Introduce traffic calming on certain roads 	Parish Council traffic sub committee	ECC and Police	
	Improve information about bus services	<ul style="list-style-type: none"> Investigate real time information Place links about Public Transport and information on website 	Public Transport Representative	ECC, CBC, Bus Companies, CT	1
	Reduce bus fares	<ul style="list-style-type: none"> Investigate fare levels for young people with bus companies 	PT user group	ECC, CBC, Bus Companies, CT	
	Market bus services	<ul style="list-style-type: none"> Produce PT guide for village 	PT user group	ECC, CBC, Bus Companies, CT	
	Promote new routes and introduce better facilities	<ul style="list-style-type: none"> Investigate demand responsive community bus and community transport services Improve bus stop environments 	PT user group	ECC, CBC, Bus Companies, CT	
Cycling environment	Introduce cycle tracks and facilities	<ul style="list-style-type: none"> Examine opportunities 	Parish Council traffic sub committee	ECC, Cycle Groups	2
	Promote cycling for leisure and health	<ul style="list-style-type: none"> Produce guides for cycling around the village and to the countryside Investigate off-road routes 	Parish Council traffic sub committee	ECC, Cycle Groups	
	Introduce improved cycle parking	<ul style="list-style-type: none"> Examine current provision and suggest improvements 	Parish Council traffic sub committee	ECC, Cycle Groups, School	
	Cycle Promotion	<ul style="list-style-type: none"> Examine cycle proficiency at Heathlands School and Adult cycling generally 	Parish Council traffic sub committee	ECC, Cycle Groups, Schools	
	Introduce improved facilities	<ul style="list-style-type: none"> Examine issues such as lighting, crossing facilities and footways Produce list of improvements 	Parish Council traffic sub committee	ECC, Police and Village Organisations	3
Pedestrian Environment	Develop sustainable travel awareness and opportunities	<ul style="list-style-type: none"> Promote a low carbon and sustainable travel environment Encourage schools to have a travel plan 	Parish Council traffic sub committee	ECC, Police and Village Organisations	6

Table 7: Action Plan for Transport

SECTION ELEVEN: DEMOCRACY AND COUNCIL SERVICES

11.1. Introduction

This section of the plan is concerned with the way in which people in the village can access services provided by the Parish Council and other public providers such as the County and Borough Councils. It is also concerned with what might be termed “the village voice” and how local issues and concerns can be voiced.

The village has a Parish Council (PC) which conducts itself in a traditional manner with monthly meetings (open to the public) with a series of sub committees which deal with day to day matters. The Parish area is represented by eleven Parish Councillors, two Borough Councillors and one County Councillor.

11.2. Survey Questions

The most relevant surveys to this area of the plan are the household survey and that distributed to village organisations. Both of these had specific questions relating to these areas of interest.

11.3. Main findings

a) Knowledge about PC

Knowledge of the Parish Council and its functions is generally good with over 70% of villagers know what the PC does although 75% have never attended a meeting. 60% of respondents in the survey knew where the dates of meetings are published.



Photo 21: Detail of Village sign

▪ **Highways:** 35% think quite easy or easy, but over 40% don't know

11.4. Issues emerging from the surveys

a. Households

Households appear well informed about the role of the Parish Council and have definite ideas about traffic and environmental matters.

b. Village Organisations

Organisations consulted felt that the village enjoyed a good website with an excellent Bulletin and Parish magazine and that there was good contact with the Parish Council. By contract organisations felt that the Borough and County Councils seemed more remote. Young people should be encouraged onto the Parish Council in some way.

11.5. Top Issues to take further

The top areas to take forward from this area of the plan were established through the survey of priorities held in spring 2008

Top 5 issues are in generic/specific terms:

- Parish Council to develop policies and priorities for
 - Traffic issues
 - Environmental enhancements
 - Community Safety issues
 - Planning and Development
 - Children and Teenagers
- Improve PC communication
- Improved village participation in PC activities

b) How PC Communicate

The Bulletin and newsletters are the most appropriate forms of communication cited by respondents as their preferred source of information.

c) PC Top Priorities

When asked what the priorities of the PC should be, respondents made numerous suggestions, the top five of which are listed below (figures in brackets are the number of times a suggestion was made).

1. Traffic issues (50)
2. Environmental enhancements (23)
3. Community Safety issues (16)
4. Planning and Development (13)
5. Children and Teenagers (11)

d) Ease of obtaining information

The questionnaire asked people to consider how easy access to information about council services was:

- **Planning:** Over 50% think quite easy or easy
- **Education:** 35% think quite easy or easy, but over 50% don't know
- **Social services:** over 30% think quite easy or easy, but over 50% don't know

Action Plan for Democracy

Issue	Objective	Action	Lead Organisation	Partners	Priority
Parish Council Involvement with households, organisations, businesses and other service providers	Improve village participation in PC and related planning matters services	<ul style="list-style-type: none"> ▪ Parish Council to produce communication strategy examining <ul style="list-style-type: none"> ○ agendas ○ topic areas for debates ○ questions from public ○ the publishing of a forward plan ○ Improving participation in Annual PC meeting ○ How to promote its work and role through Bulletin, notice boards, village website and village events 	<ul style="list-style-type: none"> ▪ Parish Council 	<ul style="list-style-type: none"> ▪ Village organisations as appropriate 	3
	Improve formal and informal linkages with other Councils and service providers	<ul style="list-style-type: none"> ▪ Engage with Borough, County Council and MP/MEP representatives 	<ul style="list-style-type: none"> ▪ Parish Council 	<ul style="list-style-type: none"> ▪ County Council, Borough Council, MPs, Health Authorities, Utility providers and transport operators 	1
Parish Council to develop policies and priorities for the Village	Develop priorities for Parish Council leadership	<ul style="list-style-type: none"> ▪ Develop Plans for: <ul style="list-style-type: none"> ○ Traffic issues ○ Environmental enhancements ○ Community Safety issues ○ Planning and Development ○ Children and Teenagers • Develop web as a community resource and improve links with other village organisations and service providers • Develop Bulletin as a medium of information exchange 	<ul style="list-style-type: none"> ▪ Parish Council 	<ul style="list-style-type: none"> ▪ Households, organisations, service providers and businesses 	2
Communication in the Village	Improve information exchange channels		<ul style="list-style-type: none"> ▪ Parish Council 	<ul style="list-style-type: none"> ▪ Village organisations and service providers 	2

Table 8: Action Plan for Democracy

SECTION TWELVE: TAKING THE PLAN FORWARD

12.1. Moving Forward

It is often said that a strategy is not a strategy without a delivery plan! In order to effectively take forward the views expressed in this plan the following initiatives have been carried out:

- The Parish Council has formally considered the plan and has adopted it as the forward plan for the community
- The Borough Council has been approached to establish the plan as forming Guidance in the new suite of Local Development Documents
- Links with other service providers are being established o enable meaningful discussions to be taken forward to improve aspects of service delivery including health, transport and social care
- Working parties either at Parish Council or Village organisational level are being assembled to implement activities

12.2. Monitoring the Plan

A newsletter has been produced to inform the village community about the status of the plan and it is intended to use this mechanism and that of the established Village Bulletin to report progress on the plan. All information will be published on the village website: www.westbergholt.net



Photo 22: attractive farmland on popular footpath

APPENDIX AND REFERENCES

Parish Plans and Rural Community Council for Essex:

http://www.essexrcc.org.uk/community_led_planning-whatare.asp

Village Website:

www.westbergholt.net

Colchester Borough Council:

www.colchester.gov.uk

Essex County Council:

www.essex.gov.uk

Village Appraisal: Colchester Borough Council document produced in 1997 and available on request

Consultation Reports: Reports on the surveys of households, businesses, organisations and schools are available on the Parish plan section of the Village Website

Village Bulletin references

The following Village Bulletins contain extensive articles which cover the development of the Village Plan.

- **Issue 107**, Sept 2006: Household Consultation
- **Issue 111**, September 2007, Parish Plan Survey Results
- **Issue 113**, March 2008, Consultation on Parish Plan Priorities
- **Issue 114**, June 2008, Results of Consultation on Priorities
- **Issue 115**, Sept 2008 Summary of Parish Plan

Composition of Parish Plan Steering Group at date of publication:

Chairman: Chris Stevenson
Secretary: Catherine Bailey
Treasurer: Claire Cunningham
Committee Member: Jenny Chruch
Committee Member: Gunter Klaphake
Committee Member: Harry Stone
Committee Member: Victoria Power





13 December 2010

Report of	Head of Strategic Policy and Regeneration	Author	Karen Syrett 01206 506477
Title	Cabinet Decision on Core Strategy and Update on Localism		
Wards affected	All		

To note the Cabinet decision to review the Core Strategy in 2012 and the update on emerging Government policy on localism and planning.

1. Decision(s) Required

- 1.1 Members are requested to note the Cabinet decision made at their 8th September meeting to review the Core Strategy in 2012 as well as to receive a verbal report by the Spatial Policy Manager on emerging Government policy on localism and planning.

2. Reasons for Decision

- 2.1 At its 16th August meeting, the LDF Committee made a recommendation to Cabinet to retain the Core Strategy. The Cabinet endorsed this recommendation, with the proviso that it be reviewed in 2012. LDF Committee members need to be notified of the Cabinet decision and of potential implications for Colchester's LDF of evolving Government policy on localism and planning.

3. Alternative Options

- 3.1 Alternative options to review of the Core Strategy in 2012 were fully considered by Members in arriving at their decisions.

4. Supporting Information

- 4.1 The Cabinet accepted the LDF Committee's view that the adopted Core Strategy should be retained on the basis that the development plan and the ability to retain control over the determination of planning applications would be seriously undermined without it. In view of the lack of information about relevant government policies the Cabinet considered that it would not be appropriate to review the Core Strategy at this stage but it was recommended that the Local Development Framework Committee review the Core Strategy in 2012 when there should be more clarity on these policies

- 4.2 The Cabinet accordingly resolved as follows:

(a) The coalition government's emerging policy of localism, the revocation of regional housing targets and the implications for Colchester's Local Development Framework be noted (UNANIMOUS).

(b) The resolution of the Local Development Framework Committee on 16 August 2010 to retain the Core Strategy be noted (UNANIMOUS).

RECOMMENDED to the Local Development Framework Committee that a review of the Core Strategy be undertaken in 2012 (UNANIMOUS).

- 4.3 Since the Cabinet meeting took place, the precise status of regional plans has been thrown into confusion by a successful legal challenge to their revocation. Additionally, it is expected that the Government bill on Localism will be published by the date of the Committee. The Committee meeting will provide an opportunity to update members on these matters and for a discussion of their impact on Colchester's LDF.

5. Proposals

- 5.1 It is proposed that the Committee note the Cabinet decision on review of the Core Strategy.

6. Strategic Plan References

- 6.1 Effective strategic planning will be important in achieving all the priorities identified in the Strategic Plan but in particular those related to providing homes for all and enabling job creation.

7. Consultation

- 7.1 Not applicable.

8. Publicity Considerations

- 8.1 None.

9. Financial Implications

- 9.1 There are no direct financial implications.

10. Equality, Diversity and Human Rights Implications

- 10.1 An Equality Impact Assessment has been prepared for the Local Development Framework and is available to view on the Colchester Borough Council website by following this pathway from the homepage: Council and Democracy > Policies, Strategies and Performance > Diversity and Equality > Equality Impact Assessments > Strategic Policy and Regeneration > Local Development Framework.

11. Community Safety Implications

- 11.1 None

12. Health and Safety Implications

- 12.1 None

13. Risk Management Implications

- 13.1 The planning policies in the Local Development Framework are intended to reduce the risk of inappropriate development. The LDF provides consistent advice to landowners, developers, officers, Councillors and members of the public.

Extract from the minutes of the Cabinet meeting on 8 September 2010

24. Impact of Emerging Government Policy of “Localism” and the Revocation of Regional Housing Targets

The Head of Strategic Policy and Regeneration submitted a report a copy of which had been circulated to each Member and a copy of which appears as Appendix A to these minutes in the Minute Book together with draft minute 16 of the Local Development Framework Committee meeting of 16 August 2010.

Ian Vipond, Executive Director, and David Couttie, Managing Director of DCA, attended to assist the Cabinet in its deliberations and the Cabinet also received a presentation from David Couttie.

Dan Caffin addressed the Cabinet pursuant to the provisions of Meetings General Procedure Rule 5(2). He argued that the main point at issue was not the need for housing but where housing should be located. Quality of life was also an important factor that needed to be taken into consideration. Local residents in Braiswick and local councillors were well aware of the problems that would occur if 2200 new homes were built in the Mile End /Braiswick area. For example, the transport system, which was already deteriorating, would be unable to cope with the additional traffic that this level of new housing would generate.

Pete Hewitt addressed the Cabinet pursuant to the provisions of Meetings General Procedure Rule 5(2). In considering whether to amend or revoke the Core Strategy, the Cabinet needed to consider whether it could be delivered and whether a Strategy based on pre- recession data could still be considered as valid. The Cabinet needed to review the later stages of the Core Strategy and remove the allocated green field sites in Mile End for the health and well being of local residents.

Councillor Jean Dickinson, of Myland Parish Council Local Development Framework Group, addressed the Cabinet pursuant to the provisions of Meetings General Procedure Rule 5(2) to express concern about the resolution of the Local Development Framework Committee on 16 August 2010. Whilst much of the Core Strategy was excellent, there was still too much information outstanding about some of the sites, particularly in Mile End. The Haven Gateway Partnership, of which she was a member, was undertaking research that was relevant to these sites. The Core Strategy should not be retained indefinitely and should be reviewed once this research was completed and further information relevant to the sites was available.

Councillor John Gili-Ross addressed the Cabinet pursuant to the provisions of Meetings General Procedure Rule 5(2) on behalf of the Colchester Association of Local Councils (CALC). He reiterated CALC's request that a Task and Finish Group be established composed of members and officers to conduct an impact assessment of the proposed developments in north Colchester between the A12 and the mainline railway line. The purpose of this was not to question whether the developments should go ahead but to look at the impact on issues such as transport, footpaths and cycleways and to look at how these could be improved.

David Clouston addressed the Cabinet pursuant to the provisions of Meetings General Procedure Rule 5(2) to stress that the short term need for housing should be balanced against the infinite cost of developing greenfield sites. New housing could now last for 1000 years so the decision to develop greenfield sites because of a short term need should be very carefully considered. He also expressed concern about the use of Housing and Planning Delivery Grant funding to fund salaries of officers.

Catherine Clouston addressed the Cabinet pursuant to the provisions of Meetings General Procedure Rule 5(2). She thanked Councillors and officers for the courtesy she had been shown whilst campaigning against the housing allocations for Myland and Braiswick. She argued that as houses were now built to such a high specification that if they were built on greenfield sites then the consequences would be felt for generations.

Councillor Bentley attended and addressed the Cabinet. He believed there was a general consensus amongst Councillors that Colchester was "full". Colchester had been transformed but the infrastructure that had been promised to support the housing growth had not been delivered. The need for some growth was accepted, and the Core Strategy was a mechanism by which this growth could be controlled. It would be dangerous to abandon the Core Strategy and if it was reviewed there was a risk that larger housing allocations would result. The Core Strategy should be retained but should be kept under constant review. The Council needed to ensure that it had an ongoing debate about the nature of the borough.

Councillor Goss attended and addressed the Cabinet to express his concern about the lack of flexibility in the LDF process due to the costs involved in conducting a review. There were many brownfield sites around the borough that were not being developed. There should be an emphasis on regeneration so that all brownfield sites were developed before consideration was given to any greenfield sites. He believed that the Core Strategy was sound: it was only the site allocations that were causing concerns. Other issues such as immigration, block buying of housing and new information provided by the census in 2011 needed to be taken into account in assessing housing need. He also questioned whether there was sufficient capacity in the building industry locally to build more than 1000 homes per year.

Ian Vipond and David Couttie were invited to address the points raised by the speakers and made the following points:-

- The Core Strategy had been found sound by an independent inspector and had been adopted by Council. Concerns about the impact on local communities were acknowledged. However much of the detail about developments was yet to be decided and would be addressed through work on masterplans.
- To formally review the Core Strategy would be expensive and time consuming as the evidence base would need to be reviewed. Not all of this work could be done in partnership and so the costs would be met by the Borough. It was vitally important that the Core Strategy was regularly monitored and kept under review and this work was done through the Local Development Framework Committee.
- Changing demographics would have a dramatic impact over a short period of time on the numbers and types of housing needed;
- There was a direct correlation between land values and the supply of affordable housing;
- Colchester had a good record of developing brownfield sites. However, some sites were very expensive to deliver.
- The long term impact of developing a greenfield site was acknowledged. However, once developed it did provide housing for generations.
- The census would not begin to report until 2013 and the information gathered was released gradually over time;
- Capital funding for employees was allowed if they were employed on capital projects.

Councillor Barton, Portfolio Holder for Planning and Sustainability, explained that legal advice had been obtained that the Core Strategy could not be revoked without a new document being in place. It would be time consuming and expensive to do so. Also to revoke the Core Strategy would leave the Council vulnerable to planning by appeal. If the Core Strategy were to be reviewed, it would need to rely on the same evidence base and there would also be a risk that a Core Strategy with different policies and targets may not be found to be sound. More clarity was

needed from central government about its planning and housing policies. Also feedback was awaited from the Inspector on the site allocations. It would not be appropriate to review the Core Strategy until there was clarity on these issues. In the meantime the Council would continue to try and encourage the development of brownfield sites.

Councillor Turrell, in her capacity as Leader of the Council and Portfolio Holder for Strategy and Performance, stressed the importance of constantly reviewing and monitoring the Core Strategy. The request from CALC for a Task and Finish Group to conduct an impact assessment on developments in north Colchester would be referred to the Chairman of the Local Development Framework Committee. The importance of developing brownfield sites first was emphasised. The sites in Mile End and Braiswick were being examined to see if the allocations could be reduced. In any case work would not start before 2016. In view of the lack of information about relevant government policies it would not be appropriate to review the Core Strategy at this stage but it was recommended that the Local Development Framework Committee review the Core Strategy in 2012 when there should be more clarity on these policies.

RESOLVED that:-

(a) The coalition government's emerging policy of localism, the revocation of regional housing targets and the implications for Colchester's Local Development Framework be noted (UNANIMOUS).

(b) The resolution of the Local Development Framework Committee on 16 August 2010 to retain the Core Strategy be noted (UNANIMOUS).

RECOMMENDED to the Local Development Framework Committee that a review of the Core Strategy be undertaken in 2012 (UNANIMOUS).

REASONS

Cabinet agreed at its meeting on 30 June 2010 to ask officers to prepare a report for this meeting in September. The minute required the report to set out the following;

'the position regarding the Core Strategy, whether it was possible for it to be abandoned or revoked and if so exploring the potential benefits and risks in doing so. In particular the impact on social housing was to be addressed in the report.'

ALTERNATIVE OPTIONS

(a) Legal advice has been sought which confirms that the Core Strategy cannot be revoked or abandoned. It forms part of the statutory development plan which the Council has a duty to provide. It would only be possible to replace the Core Strategy after going through all the statutory processes with a new document and there would need to be a good reason for doing so.

(b) The Local Development Framework Committee considered a number of options at their meeting on 16 August;

- The Core Strategy is retained unchanged.
- The Core Strategy, or parts of it, is reviewed leading to the eventual replacement of the existing adopted document. This would require;
- Parts or the entire evidence base on which the Core Strategy is based to be reviewed.

(c) Development Plan Documents (DPDs) are subject to an examination process which assesses both whether they have been produced in accordance with the legislative process and for 'soundness'. Soundness is explained in PPS12 at paragraph 5.2. One of the tests of soundness is whether the content is 'justified' by reliable, up to date and convincing evidence. This is reinforced by PPS12 which requires DPDs to be 'founded on a robust and credible evidence base.' It therefore follows that the Council cannot in accordance with the regulations, act to review, revoke or abandon the Core Strategy without new evidence.

